

39 Rosslyn Road, Firswood, Trafford, M16 0FY

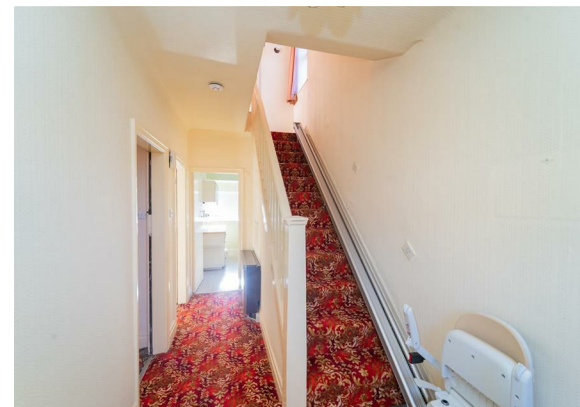


JP&Brimelow
ESTATE AGENTS

Offers In The Region Of £300,000


 3  1  2  F

VIDEO TOUR AVAILABLE A well-proportioned semi-detached property with THREE BEDROOMS and a bay front, situated on a tree lined residential road here in Firwood off Great Stone Road. IN NEED OF COSMETIC UPDATING THROUGHOUT. Within easy walking distance of Chorlton Centre, just a short drive from Manchester City Centre and nearby to both Firwood and Old Trafford Metrolink stations, giving you direct access to Manchester City Centre, Media City, and Manchester International Airport. The well-planned accommodation consists of; An entrance hall, a dining room with bay window to the front aspect, a good-sized lounge with views out into the rear enclosed garden, a kitchen with a useful storage cupboard and access out into the rear enclosed garden completes the ground floor. To the first-floor a landing reveals three bedrooms and a three-piece bathroom suite. The property benefits from electric heating, stained and leaded windows, a gated driveway providing off road parking and a rear enclosed lawned garden. The property is also close to several good Trafford Primary Schools. OFFERED WITH NO VENDOR CHAIN.





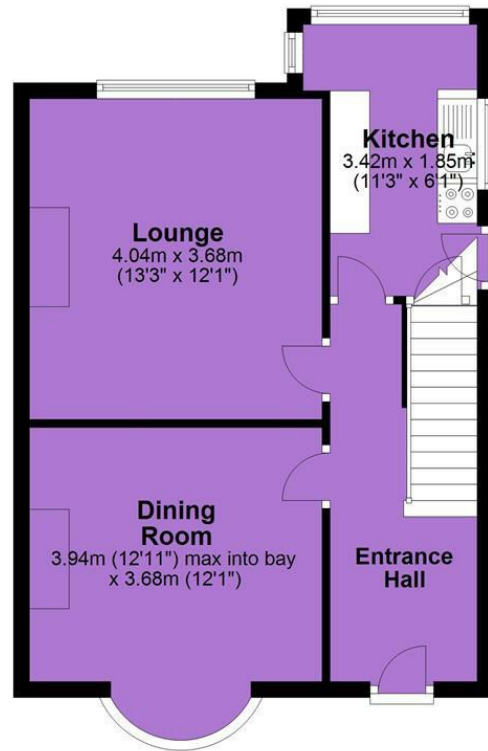
EPC Chart

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	32	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

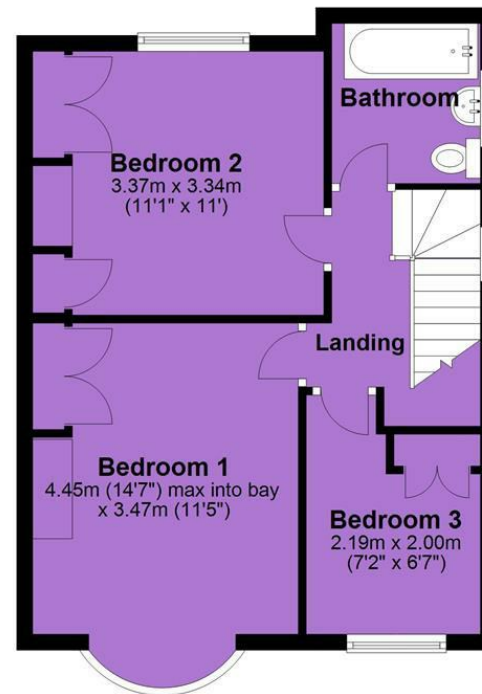


Tenure: **Leasehold** Council Tax Band: **C**

Ground Floor



First Floor



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