

20 Highfield Road, Stretford, Trafford, M32 8NQ



**JP&Brimelow**  
ESTATE AGENTS



🛏️ 5 🛁 2 🛋️ 4 ≡ C

**\*\*\*VIDEO TOUR AVAILABLE\*\*\*** A truly stunning & stylishly presented, FIVE DOUBLE BEDROOM, bay-fronted, period dating from 1873, mansion terrace property positioned on a residential road off Chester Road here in Stretford. The property has had a extensive renovation which offers accommodation over four floors boasting over 2600 sq ft including the useful chamber cellars, which have fantastic head height and lightwells ready for further conversion.

The property is situated on a popular residential tree lined road and within walking distance to all local amenities, Longford Park, Turn Moss with access to Chorlton Green, in the Trafford schools' catchment area, Stretford Mall, bars and cafés, this property is extremely well located and connected with fantastic motorway links and a short walk from Stretford Metrolink Station.

The well-planned property comprises; entrance hallway with access down into the useful chamber cellars, a living room with an attractive fireplace and a bay window to the front aspect, a dining room with a box bay window to the front aspect with access into the brand-new contemporary fitted kitchen/breakfast room with Quartz worktops and a hot water tap. There is a step down into a beautiful family room complete with roof lantern, French doors lead out into the lawned South facing garden.

To the first-floor the landing reveals three double bedrooms and a modern fitted three-piece bathroom.

Whilst to the second-floor there are a further two double bedroom the master benefitting from a large en-suite shower room. A useful storage cupboard completes this floor.

The property benefits from high ceilings, original features, refurbished sash windows to the front aspect, period fireplaces, an alarm system, useful chamber cellars and a driveway providing off road parking.

£780,000





## EPC Chart

| Energy Efficiency Rating                    |         |                                                                                                             |
|---------------------------------------------|---------|-------------------------------------------------------------------------------------------------------------|
|                                             | Current | Potential                                                                                                   |
| Very energy efficient - lower running costs |         |                                                                                                             |
| (92 plus) <b>A</b>                          |         |                                                                                                             |
| (81-91) <b>B</b>                            |         |                                                                                                             |
| (69-80) <b>C</b>                            |         |                                                                                                             |
| (55-68) <b>D</b>                            |         |                                                                                                             |
| (39-54) <b>E</b>                            |         |                                                                                                             |
| (21-38) <b>F</b>                            |         |                                                                                                             |
| (1-20) <b>G</b>                             |         |                                                                                                             |
| Not energy efficient - higher running costs |         |                                                                                                             |
|                                             | 73      | 84                                                                                                          |
| <b>England &amp; Wales</b>                  |         | EU Directive 2002/91/EC  |



Tenure: Leasehold Council Tax Band: C



JP & Brimelow Estate Agents Ltd  
 430 Barlow Moor Road, Manchester, M21 8AD  
 Tel: 0161 8822233  
 E: sales@jpbrimelow.co.uk www.jpandbrimelow.co.uk



**JP & Brimelow**  
 ESTATE AGENTS

NOTICE: JP & Brimelow Estate Agents Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that:

- (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;
- (ii) all descriptions, dimensions, references to the condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
- (iii) no person in the employment of JP & Brimelow Estate Agents Ltd has any authority to make or give any representation or warranty whatever in relation to this property.

jpandbrimelowestateagents

@jpandbrimelow

