

1 Wimbledon Close, Old Trafford, Trafford, M16 9FT



JP&Brimelow
ESTATE AGENTS



4 2 2 B

VIDEO TOUR AVAILABLE A stylishly presented and spacious FOUR BEDROOM, modern, end of terraced town house, spread over three floors. Constructed by local developers Branley Homes Ltd in 2016.

Situated on a highly regarded residential tree lined road here in Old Trafford positioned off Upper Chorlton Road. Within easy walking distance to the Metrolink station at Firwood & bus routes on Upper Chorlton Road giving you direct access into Media City and City life.

Nearby is the centre of Chorlton that provides a lively and vibrant atmosphere and includes street cafes, bars and independent restaurants on Manchester Road. Located close by to two Ofsted rated outstanding primary schools.

In brief, the well-planned accommodation consists of; A good sized entrance hall which allows access into the garage. A W.C, useful utility room with access out into the rear enclosed garden and a double bedroom can also be found on this floor.

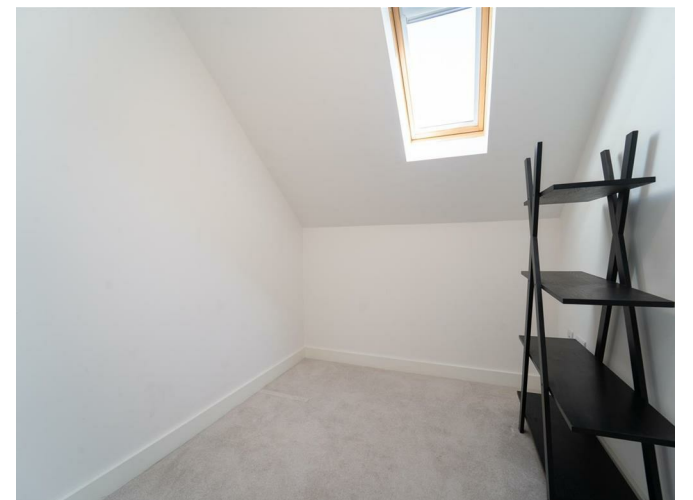
To the first floor the landing reveals a stunning, large open plan fitted kitchen/ dining area with views into the rear garden, a W.C and a good-sized lounge to the front aspect.

To the second floor there is a landing leading to three bedrooms, the master benefitting from a en-suite shower room. A four-piece family bathroom complete this fabulous home.

The property benefits from high ceilings throughout, gas fired central heating, a 10-year LABC warranty, a large rear enclosed garden occupying a fantastic plot with off road parking for several vehicles and an alarm system.

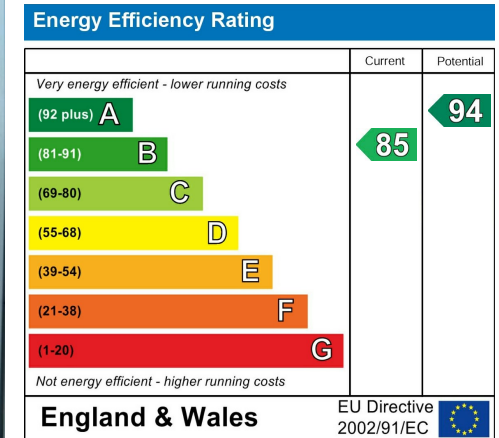
OFFERED WITH NO VENDOR CHAIN.

£465,000



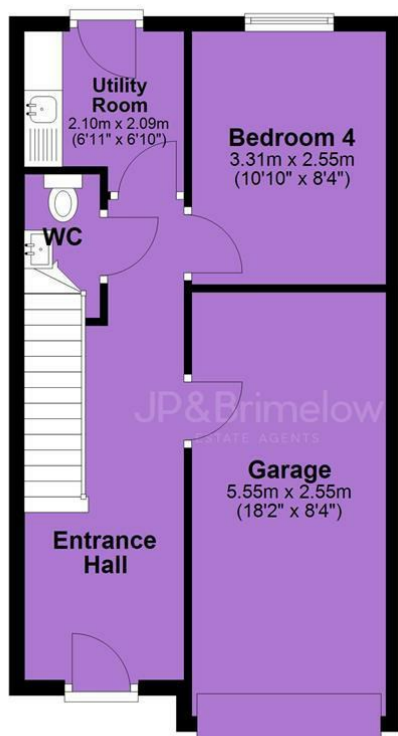


EPC Chart

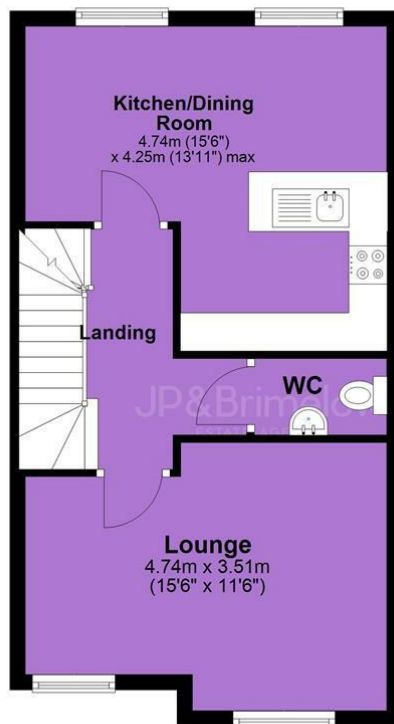


Tenure: Freehold Council Tax Band: C

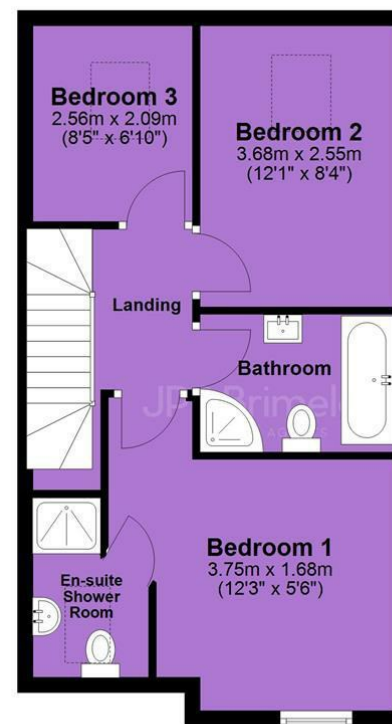
Ground Floor



First Floor



Second Floor



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

