

135 Rye Bank Road, Firswood, Trafford, M16 0HB



JP&Brimelow
ESTATE AGENTS



3 1 2 C

VIDEO TOUR AVAILBLE A truly impressive and stylishly presented, THREE BEDROOM, detached premium residence. Occupying a very large corner plot located on a sought-after Trafford Road, here in Firswood.

Within walking distance to the centre of Chorlton, which provides a lively and vibrant atmosphere and includes independent cafes, bars and restaurants. The Metrolink station on Ryebank Road in Firswood is a short walk, giving you direct access to the city centre, Manchester airport and Media City. With fantastic primary and high schools close by along with sport facilities and open green spaces.

In brief this fabulous property consists of; an entrance hall with useful utility area and W.C, a modern and fitted kitchen complete with central breakfast island and views out into the rear garden, while the dining area offers a bespoke seating area. A delightful lounge benefitting from herringbone flooring and bi-fold doors seamlessly blends the indoor and outdoor space creating a perfect setting for entertaining.

Stairs leading to the first floor reveal three well-proportioned bedrooms, and a white three-piece bathroom suite completing this family home.

The property benefits from gas fired central heating, an alarm system, high ceilings throughout, a gated driveway providing off road parking, and a generous SOUTH FACING lawned garden.

£585,000





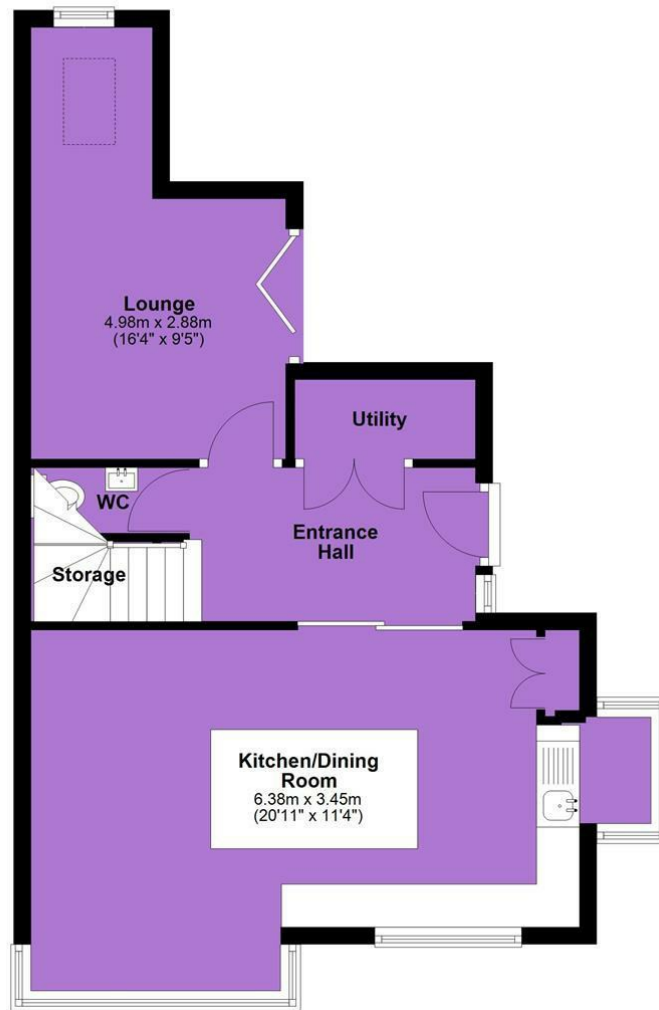
EPC Chart

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

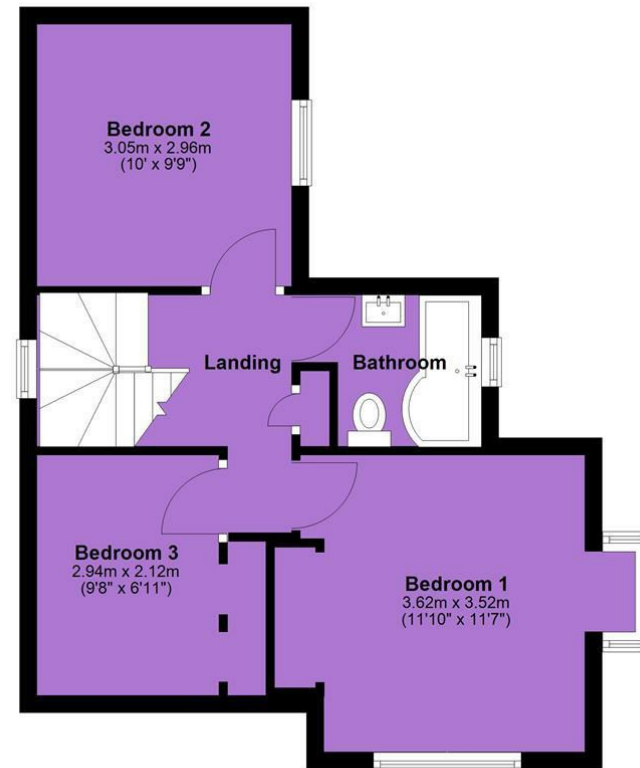


Tenure: Freehold Council Tax Band: D

Ground Floor



First 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

