

12 Rosslyn Road, Firswood, Trafford, M16 0FY



JP&Brimelow
ESTATE AGENTS

Offers In The Region Of £375,000

 3  1  2  C

VIDEO TOUR AVAILABLE A well-kept & extended THREE BEDROOMED, bay fronted semi-detached property, situated on a tree lined residential road here in Firswood off Great Stone Road. IN NEED OF COSMETIC UPDATING. Within easy walking distance of Chorlton Centre, just a short drive from Manchester City Centre and nearby to both Firswood 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 lounge to the rear with views out into the enclosed lawned garden, a modern fitted kitchen with a useful breakfast bar and access out to the side driveway completes the ground floor. To the first-floor a landing reveals three bedrooms and a three-piece bathroom suite. The property benefits from being warmed by gas fired central heating, a gas fire and electric fire, a gated driveway providing off road parking, leading to a useful car port and a detached garage and lawned garden. The property is also close to several good Trafford Primary Schools. OFFERED WITH NO ONWARD VENDOR CHAIN.





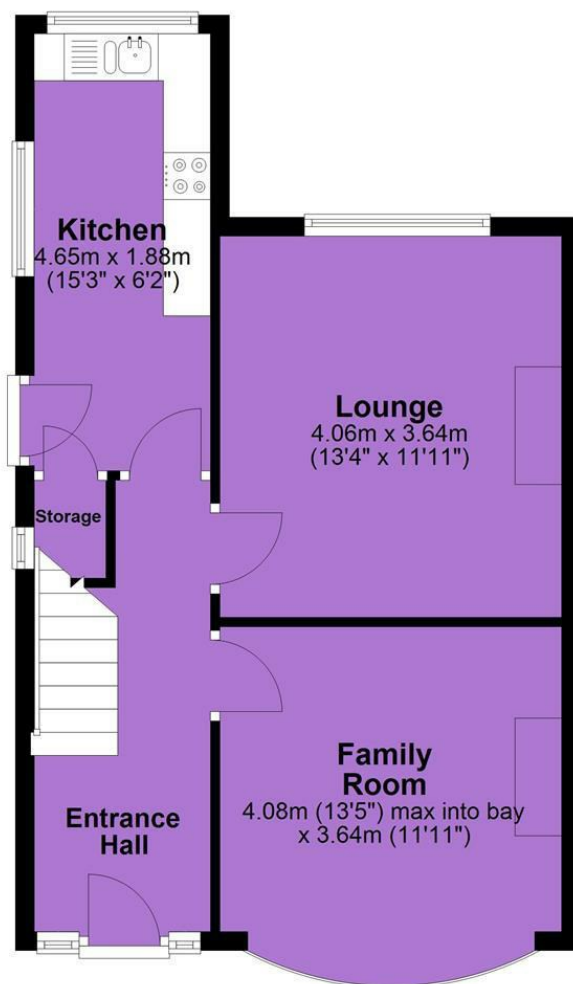
EPC Chart

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	80
(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 	

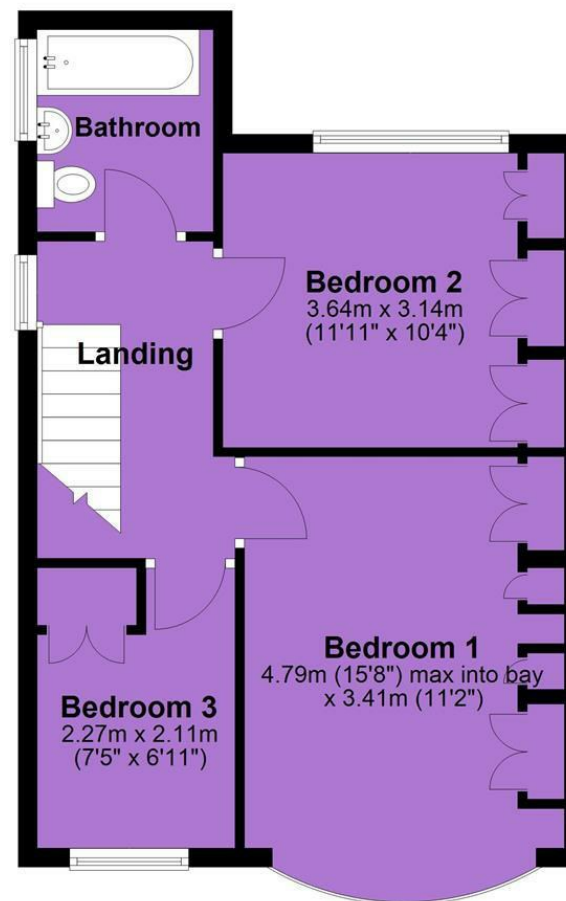


Tenure: **Leasehold** Council Tax Band: **C**

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



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