

26 Erlington Avenue, Firswood, Trafford, M16 0FW



**JP&Brimelow**  
ESTATE AGENTS





5 3 2 A

\*\*\*VIDEO TOUR AVAILABLE\*\*\* A delightful and immaculately presented FIVE BEDROOM, bay-fronted DETACHED new build property, situated on a popular residential road just off Rye Bank Road in Firswood.

Ideally located within walking distance of Chorlton Centre, the property is also a short drive from Manchester City Centre and just moments from the Metrolink station on Rye Bank Road (Firswood), providing direct access to MediaCity and the city centre. Additionally, the property is conveniently close to several well-regarded Trafford primary schools, along with the bars and cafés of Upper Chorlton Road.

The thoughtfully arranged accommodation comprises an entrance hallway, a front lounge featuring a bay window, and an impressive open-plan living space to the rear, incorporating a newly fitted kitchen, utility room, and access to the enclosed lawned garden via sliding doors.

To the first floor, a landing provides access to four bedrooms, two of which benefit from their own three-piece en-suite shower rooms, along with a three-piece family bathroom.

Stairs lead to the second floor, where there is a further spacious double bedroom offering ample built-in storage and a three-piece en-suite shower room.

Externally, the property benefits from a front driveway, a private enclosed rear lawned garden, a practical detached brick-built garage, gas-fired central heating, brand new fitted kitchen, bathrooms and flooring and lighting throughout and high ceilings throughout. OFFERED WITH NO VENDOR CHAIN.


£795,000







## EPC Chart

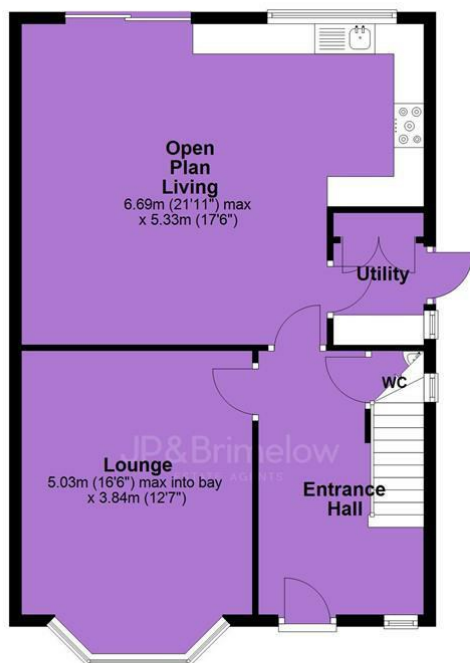
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>	<b>93</b>	<b>93</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	



Tenure: Freehold Council Tax Band: E



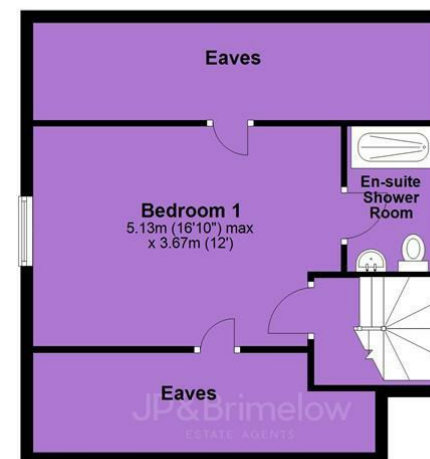
Ground Floor



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.

@jpandbrimelowstateagents

@jpandbrimelow

