



Kings Road, Manchester, Firwood, M16

Offers Over: £375,000

Leasehold

Kings Road, Manchester, Stretford, M16

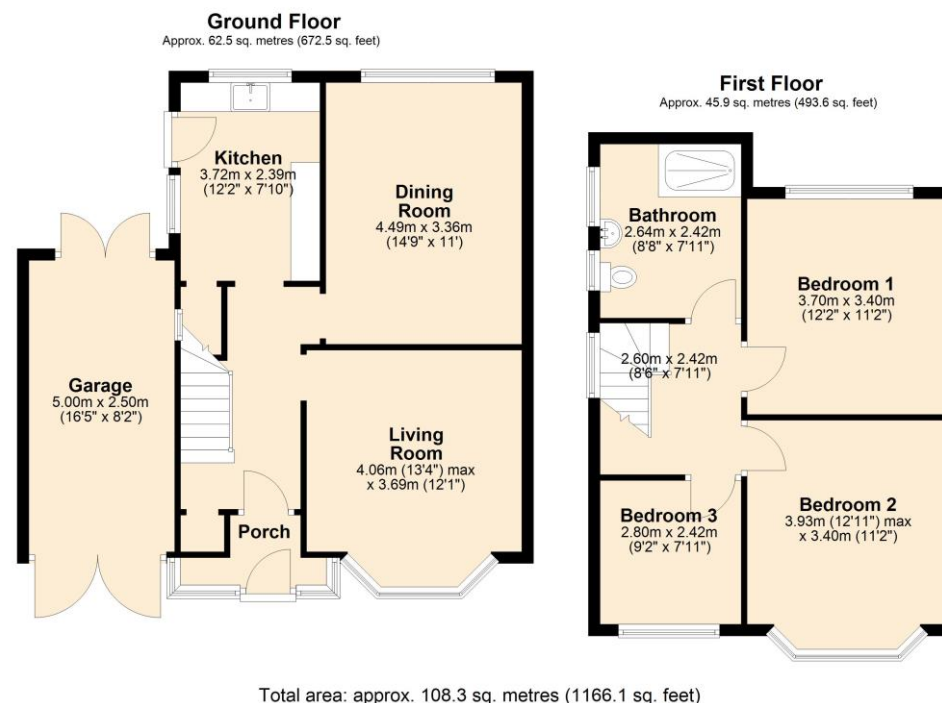
Situated in the sought-after location of Kings Road, Firwood, this well-presented three-bedroom semi-detached home, with excellent transport links and a range of amenities nearby, this property is ideal for families and professionals alike.

Upon entering the property, you are welcomed into a generous porch leading to a bright entrance hall, featuring a tiled floor and convenient cloak area. The living room to the front boasts a large bay window, filling the space with natural light, while the dining room at the rear enjoys garden views, creating the perfect setting for family meals and entertaining. The kitchen is fitted with a range of base and eye-level units, offering ample storage and workspace, along with space for free-standing appliances.

On the first floor, there are three well-proportioned bedrooms, each offering comfortable living space. The contemporary bathroom is finished to a high standard, featuring a large walk-in shower, WC, wash hand basin, and fully tiled walls and flooring.

To the front, there is a driveway providing off-road parking and access to the integral garage. The enclosed rear garden is mainly laid to lawn, offering a private outdoor space for relaxation.

The property is within easy walking distance of Longford Park, Seymour Park, and Kings Road Primary School. The vibrant independent shops and cafes of Ayres Road are just a short stroll away, while the nearby Metrolink stations at Trafford Bar and Ryebank Road, Firwood provide direct access into Manchester City Centre, Media City, and Altrincham.



- Leasehold
- 999 years from 4 November 1954
- Ground Rent £20 pa
- EPC GRADE C





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.