

26 Erlington Avenue, Firswood, Trafford, M16 0FW



JP&Brimelow
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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 Firwood.

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 (Firwood), 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





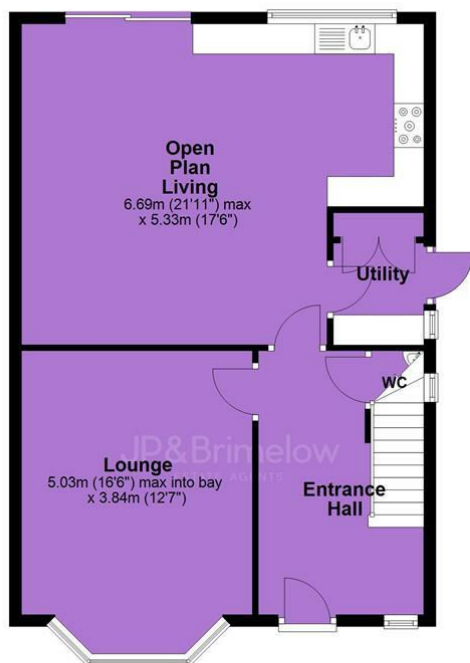
EPC Chart

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	93	93
(81-91) B		
(69-80) C		
(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: E

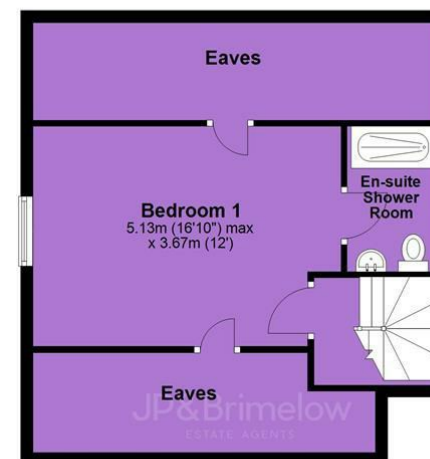
Ground Floor



First Floor



Second Floor



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