

131 Great Stone Road, Firwood, Trafford, M16 0HE



**JP & Brimelow**  
ESTATE AGENTS

# Offers Over £445,000



\*\*\*VIDEO TOUR AVAILABLE\*\*\* A spacious and immaculately presented, THREE DOUBLE BEDROOM, semi-detached property. This traditional bay-fronted property is located in a fantastic position in Firwood on the borders of Chorlton, off Kensington Road. Within walking distance to the centre of Chorlton, which provides a lively and vibrant atmosphere and includes independent cafes, bars and restaurants. Close by to outstanding primary schools and Longford Park with its open green spaces. In brief the property consists of; a porch, an entrance hall with useful under stairs storage, a large lounge to the front aspect benefitting from a bay window, a modern fitted kitchen, and a dining area which has views and access out into the rear garden. To the first floor there are three good sized bedrooms, and a white three-piece bathroom suite completing this fantastic home. The property benefits from new carpet and flooring throughout, gas fired central heating, a drive way providing off road parking, a garage and a rear enclosed garden. OFFERED WITH NO VENDOR CHAIN.





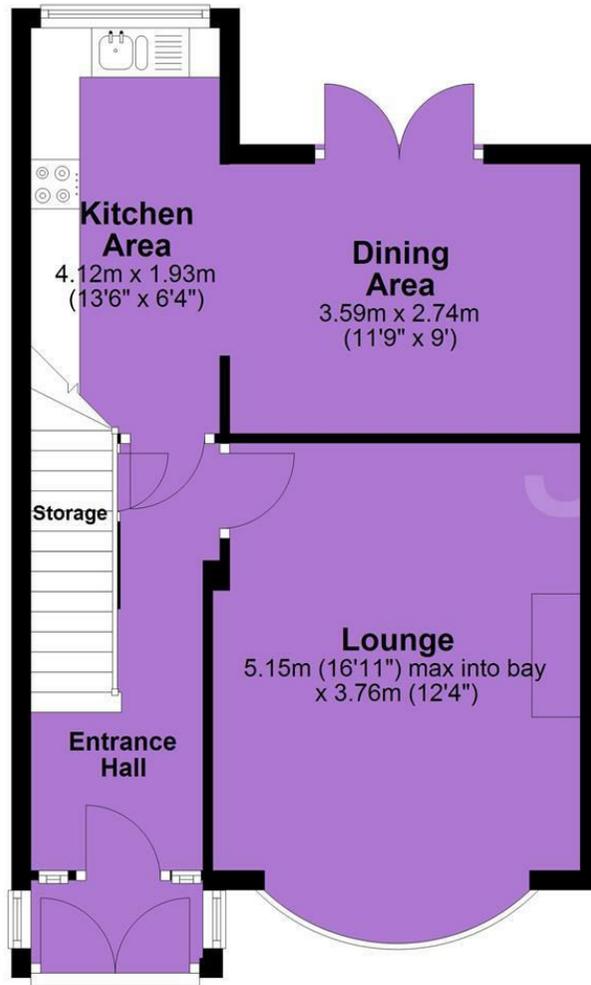
## EPC Chart

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>	<b>69</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: **Leasehold** Council Tax Band: **C**

## Ground Floor



## First Floor



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