

15 Plumbley Drive, Old Trafford, Trafford, M16 9QQ



**JP&Brimelow**  
ESTATE AGENTS



 3  1  2  D

\*\*\*VIDEO TOUR AVAILABLE\*\*\* An attractive & spacious, THREE BEDROOM, period, semi-detached property. Situated on a highly regarded, tree-lined road off Kings Road here in Old Trafford.

Within easy walking distance to the Metrolink station at Firswood & bus routes on Upper Chorlton Road giving you direct access into Media City and City life. Nearby is the centre of Chorlton that provides a lively and vibrant atmosphere and includes street cafes, bars and independent restaurants. Located close by to two Ofsted rated outstanding primary schools.

In brief the property comprises a porch, a welcoming entrance hall which allows access down into the useful chamber cellar, a good-sized dining room complete with bay-window and feature fireplace, a delightful lounge with views out into the rear garden, and a fitted kitchen which allows access out into the rear aspect.

Stairs leading to the first-floor landing reveal two sizable bedrooms, an additional bedroom, and a white three-piece bathroom suite which benefits from a free-standing roll top bath completing this fantastic property.

Other benefits include gas fired central heating, high ceilings, stripped and varnished floorboards, period features, a driveway providing off road parking, and a rear enclosed garden.

£435,000





## EPC Chart

| Energy Efficiency Rating                    |         |                                                                                                             |
|---------------------------------------------|---------|-------------------------------------------------------------------------------------------------------------|
|                                             | Current | Potential                                                                                                   |
| Very energy efficient - lower running costs |         |                                                                                                             |
| (92 plus) <b>A</b>                          |         |                                                                                                             |
| (81-91) <b>B</b>                            |         |                                                                                                             |
| (69-80) <b>C</b>                            |         | 75                                                                                                          |
| (55-68) <b>D</b>                            | 64      |                                                                                                             |
| (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: C



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