

23 Woodstock Road, Firswood, Trafford, M16 0HR



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VIDEO TOUR AVAILABLE A truly stunning THREE BEDROOM, bay fronted, semi-detached property, positioned on a tree lined residential road just off Rye Bank Road in the heart of Firswood.

The property is well placed for access to Chorlton Centre, with Manchester City Centre approximately a ten-minute drive away. The Metrolink station on Rye Bank Road (Firswood) is within easy reach, providing direct access into the City Centre, MediaCity and Manchester International Airport.

A perfect position for a range of local amenities, the property is within convenient reach of shops and cafes along Warwick Road South and Upper Chorlton Road. The position is also ideal for access to several well-regarded Trafford primary schools.

The thoughtfully-planned accommodation comprises a welcoming entrance hallway with access to an under stairs W.C., a lounge with a feature fireplace and bay window to the front aspect, and a spacious dining room opening to a fully fitted modern kitchen with a breakfast bar. From here, there is access out to the enclosed rear garden through the patio doors.

To the first floor there is a landing leading to three well-proportioned bedrooms and a modern four-piece family bathroom suite, complete with a separate shower and free-standing bath.

The property further benefits from a paved driveway providing off road parking, along with an enclosed rear lawned garden with a paved patio area. The property is warmed by gas fired central heating and retains a number of period features, including high ceilings and picture rails. An internal inspection is highly recommended to appreciate the accommodation on offer.

£490,000





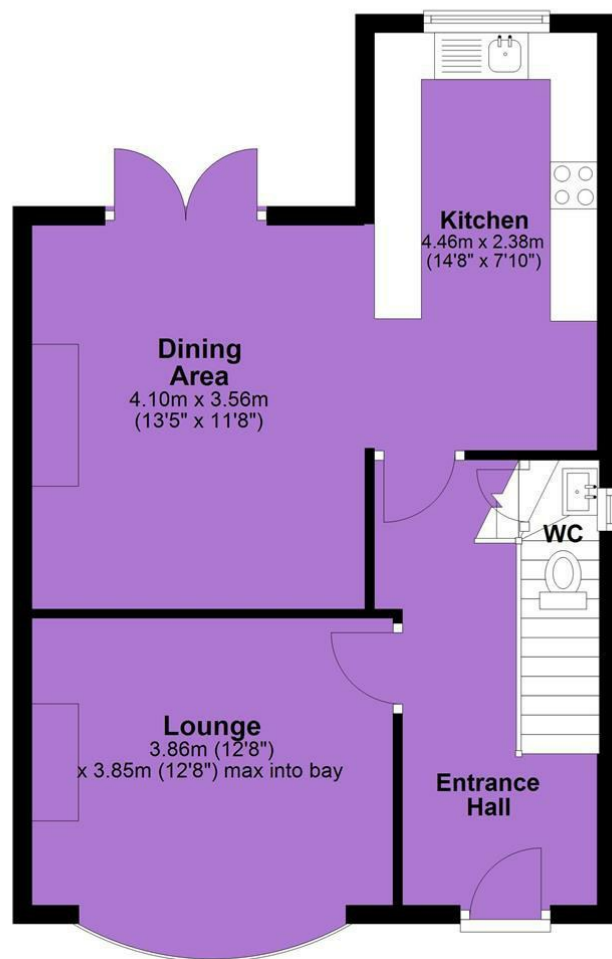
EPC Chart

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		70	84
England & Wales		EU Directive 2002/91/EC	



Tenure: Freehold Council Tax Band: C

Ground Floor



First Floor



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