

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



FOR SALE  
JP & Brimelow  
ESTATE AGENTS  
0161 882 2233

VIEW BY  
APPOINTMENT  
ONLY

**JP & Brimelow**  
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\*\*\*VIDEO TOUR AVAILABLE\*\*\* A tastefully extended FIVE BEDROOM, bay-fronted, semi-detached property, with attractive original features, situated on a highly regarded residential road off Kings Road.

Within easy walking distance to the Metrolink on Seymour Grove and bus routes into the city centre on Kings Road, making it ideally located for the commuter.

The well-planned property offers accommodation over four floors and consists of a vestibule, an entrance hallway, a lounge with a bay window to the front aspect with views into the front enclosed garden, a dining room to the rear and a fitted kitchen to the ground floor with access out into the rear enclosed garden.

To the first floor there is a landing leading to two good sized double bedrooms, a four-piece family bathroom and a further bedroom, currently being used as an office.

The second floor reveals a further double bedroom with ample storage and a three-piece ensuite bathroom.

The converted basement has a double bedroom, a three-piece bathroom suite and a utility room completing this lovely home.

The property benefits from gas fired central heating and has both front and rear enclosed gardens with a paved patio area.


Would suit a professional couple due to the location to Media City, Chorlton life and Manchester City Centre or a young family for the local Primary schools or the Trafford Grammar Schools. Internal inspection is highly recommended.

£595,000





## EPC Chart

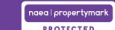
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	



Tenure: Freehold Council Tax Band: C



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