22 Warwick Road South, Firswood, Trafford, M16 0GZ





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VIDEO TOUR AVAILABLE An extended and immaculately presented THREE-BEDROOM semi-detached property, ideally situated on a quiet and sought-after residential road in Firswood, just off Rye Bank Road.

Perfectly positioned for modern living, the property is within easy walking distance of Chorlton Village and the beautiful open spaces of Longford Park. Both Old Trafford and Firswood Metrolink station are just moments away, providing excellent transport links to MediaCityUK, Manchester City Centre and Manchester Airport.

Internally, this exceptional home offers beautifully appointed and thoughtfully extended accommodation. In brief, the property comprises a welcoming entrance porch leading into a spacious hallway with useful built-in storage. To the front, a beautifully presented lounge features an attractive bay window, creating an inviting living space. The entrance hall, kitchen, and family room benefit from underfloor heating.

To the rear, the property boasts an impressive open-plan family room and contemporary fitted kitchen, forming the hub of the home. The kitchen is finished to a high standard, featuring quality fixtures and fittings, a central breakfast island and bi-fold doors which seamlessly connect the indoor living space with the enclosed rear garden.

To the first floor, the landing provides access to two generously proportioned double bedrooms, one featuring an attractive bay window and the other benefiting from fitted wardrobes, and an additional bedroom/study. A stylish, contemporary white three-piece family bathroom suite complete with bronze fittings, a steel bath, underfloor heating, and a towel radiator completing the first-floor accommodation.

Additionally, the property benefits from gas fired central heating, underfloor heating, high ceilings, a boarded loft space, a driveway providing off road parking, an EV charge point, and a rear enclosed garden.

£525,000







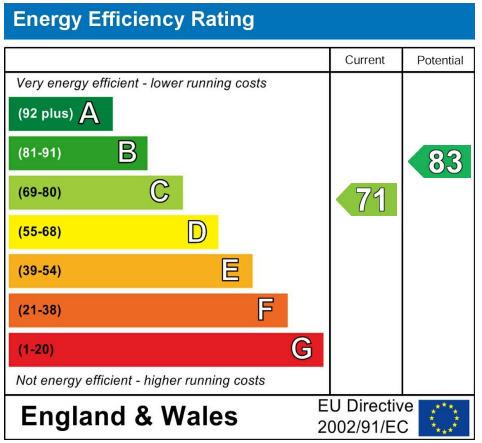








EPC Chart

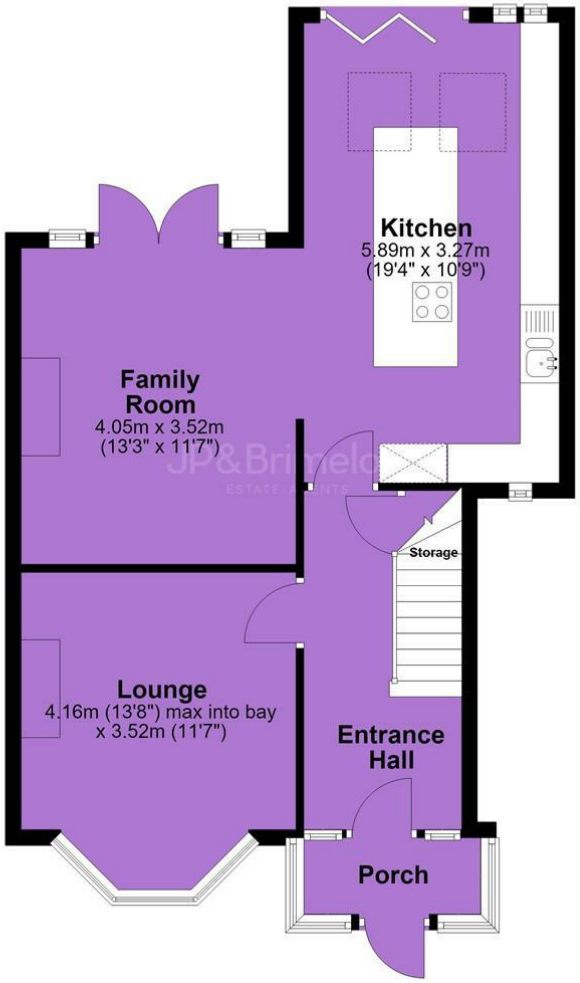




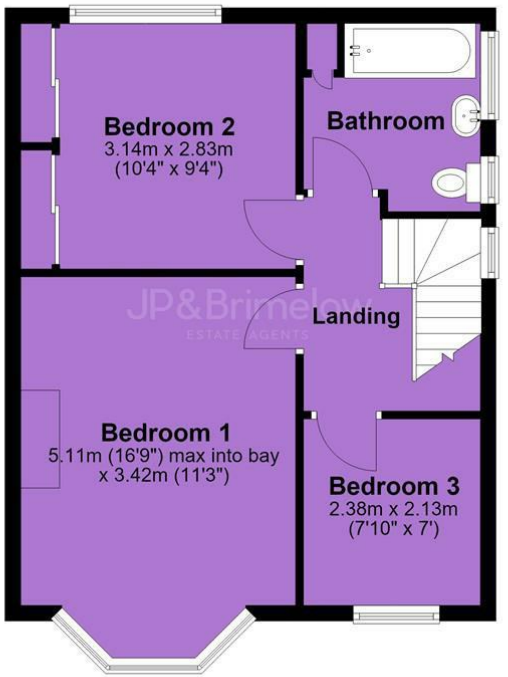


Tenure: **Leasehold** Council Tax Band: **C**

Ground Floor



First Floor



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