

29 Broseley Road, Firwood, Trafford, M16 0FZ



JP&Brimelow
ESTATE AGENTS



4 2 2 E

VIDEO TOUR AVAILABLE A delightful and spacious, FOUR BEDROOM, semi-detached property. This extended, bay-fronted property is located on a highly sought-after residential road in Firswood, off Rosslyn Road.

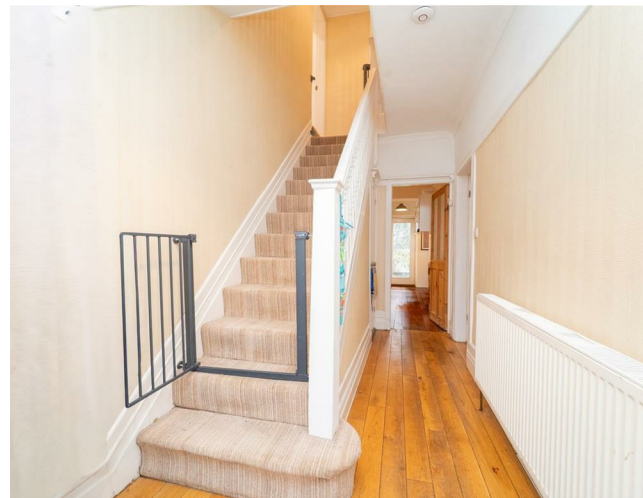
Within easy walking distance of Chorlton Centre, just a short drive from Manchester City Centre and nearby to both Firswood and Old Trafford Metrolink stations, giving you direct access to Manchester City Centre, Media City, and Manchester International Airport.

In brief the property consist of; a porch, an entrance hall with a useful storage cupboard, a dining room complete with a bay window to the front aspect, a good sized lounge with views and access out into the rear SOUTH facing garden, a fitted kitchen and dining area which also allow access into the rear, additionally there is a utility room and downstairs W.C which allow access into the garage.

Stairs leading to the first-floor landing reveal three sizable bedrooms, one benefitting from an en-suite shower room and study/office. An additional bedroom and a good sized four-piece bathroom suite completing this fantastic home.

The property benefits from; gas fired central heating, high ceilings, stripped and varnished floor boards, a driveway providing off road parking, a garage, and a rear enclosed south facing garden.

£495,000





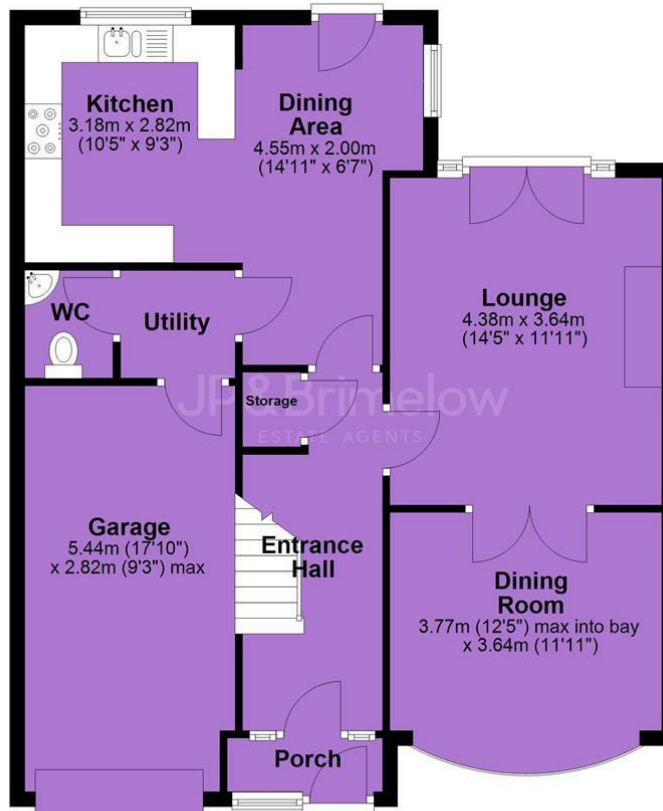
EPC Chart

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		78
(81-91)	B		
(69-80)	C		
(55-68)	D	52	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

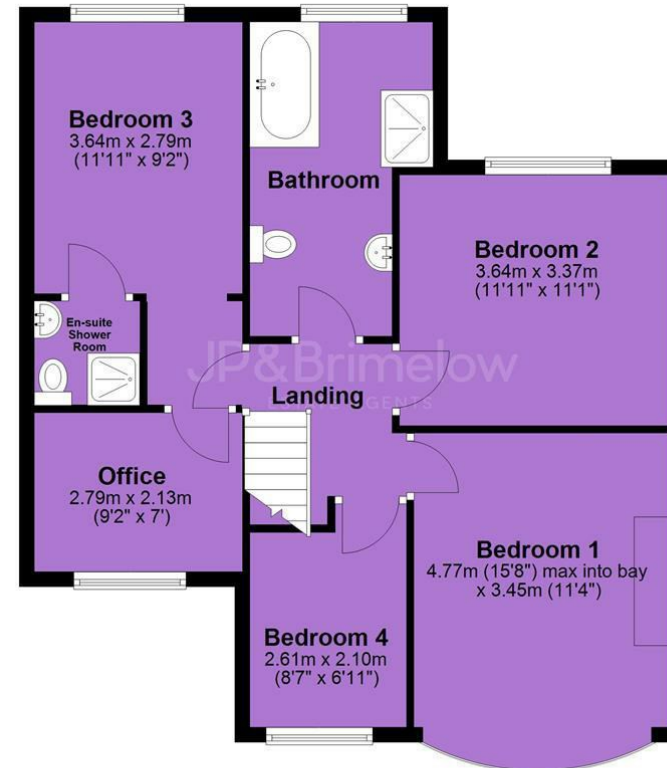


Tenure: Leasehold Council Tax Band: C

Ground Floor



First Floor



JP & Brimelow Estate Agents Ltd
430 Barlow Moor Road, Manchester, M21 8AD
Tel: 0161 8822233
E: sales@jpbrimelow.co.uk www.jpandbrimelow.co.uk



JP & Brimelow
ESTATE AGENTS

NOTICE: JP & Brimelow Estate Agents Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that:

- (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;
- (ii) all descriptions, dimensions, references to the condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
- (iii) no person in the employment of JP & Brimelow Estate Agents Ltd has any authority to make or give any representation or warranty whatever in relation to this property.

jpandbrimelowestateagents

@jpandbrimelow

