

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



JP&Brimelow
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VIDEO TOUR AVAILABLE A beautifully extended and well-presented THREE BEDROOM, bay-fronted semi-detached home, showcasing attractive original features and positioned on a highly sought-after residential road, just off Kings Road.

Within easy walking distance to the Metrolink on Seymour Grove & bus routes into the city centre on Kings Road, providing easy access to Manchester City centre and Manchester Airport.

The well-planned accommodation consists of a vestibule, an entrance hall, a lounge with a bay window to the front aspect with views into the front enclosed garden and an impressive open plan dining room and fitted kitchen with access out into the rear enclosed lawned garden.

To the first floor there is a landing leading to two good sized double bedrooms, a further nursey/bedroom, and a three-piece family bathroom suite. The property also comes with useful storage cellars.

This home further benefits from gas fired central heating, bay windows to the front and rear aspect, an enclosed lawned rear garden with a paved patio area and original features such as picture railings, stained glass windows and high ceilings. One not to be missed, due to the location to Chorlton life and Manchester City Centre and local Schools. Internal inspection is highly recommended.

£450,000





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		
(39-54)	E	51	
(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



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



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