

23 Brooks Road, Old Trafford, Trafford, M16 9GG



JP&Brimelow
ESTATE AGENTS



 4  2  1  D

VIDEO TOUR AVAILABLE A delightful & immaculately presented, FOUR BEDROOM, semi-detached property. This traditional home is situated on a quiet and highly regarded residential road in Old Trafford.

Within walking distance to Manchester Road in Chorlton with a selection of all local amenities including restaurants, delis, and shops as well as the well-known Unicorn grocery store. Fantastic transport links close by including the Metrolink in Old Trafford and Firwood giving you direct access into Manchester city centre and Manchester Airport.

In brief the property consist of; a porch, a welcoming entrance hall with useful storage cupboard and access down into the chamber cellar, a good sized lounge with bay window to the front aspect benefitting from a feature fireplace, a delightful family room with views into the rear garden, a fitted kitchen, and a conservatory with access out into the rear garden.

Stairs leading to the first-floor landing reveal four good sized bedrooms all benefitting from built in wardrobes. A white two-piece bathroom suite, and separate W.C completes this fantastic home. Access into the loft can also be found off the landing.

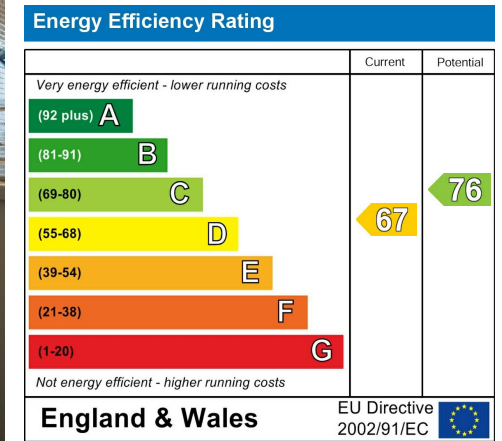
The property benefits from gas fired central heating, an alarm system, high ceilings, ceiling coving, stained and leaded windows, a driveway proving off road parking for multiple vehicles, and a rear enclosed garden.

£550,000





EPC Chart



Tenure: Leasehold Council Tax Band: D



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.

jpandbrimelowstateagents

@jpandbrimelow

