

81 Firwood Avenue, Urmston, Trafford, M41 9PL

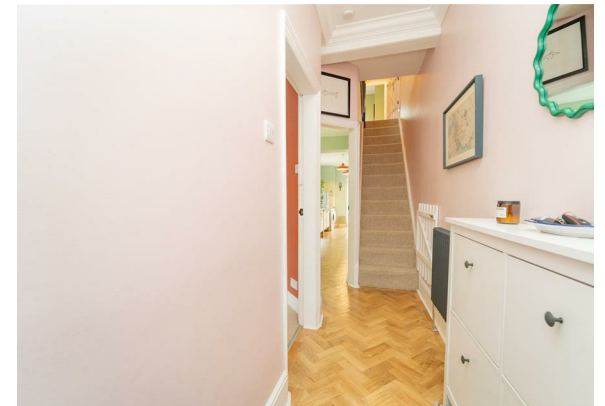


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ESTATE AGENTS

Offers In The Region Of £325,000

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*** VIDEO TOUR AVAILABLE*** A charming & stylishly presented, THREE BEDROOM, mid- terrace property. Situated on a quiet and well-regarded road in Urmston, off Urmston Lane. Local amenities are within walking distance. Good Primary and secondary School are nearby, Stretford Mall with its selection of independent bars and cafés. Close to fantastic local transport links, a Bus route into town at the end of the road and Stretford Metrolink station is a short distance away giving direct access into Manchester city centre. In brief the property consists of; an entrance hall, a delightful lounge with bay window to the front aspect, a dining area, a useful under stairs storage cupboard, a modern fitted kitchen with views and access out into the rear garden. Stairs leading to the first-floor landing reveals three good sized bedrooms two benefitting from stripped and varnished floor boards, a white three-piece bathroom suite completes this immaculate home. The property benefits from gas fired central heating, high ceiling, ceiling coving, period features, and a rear enclosed garden.





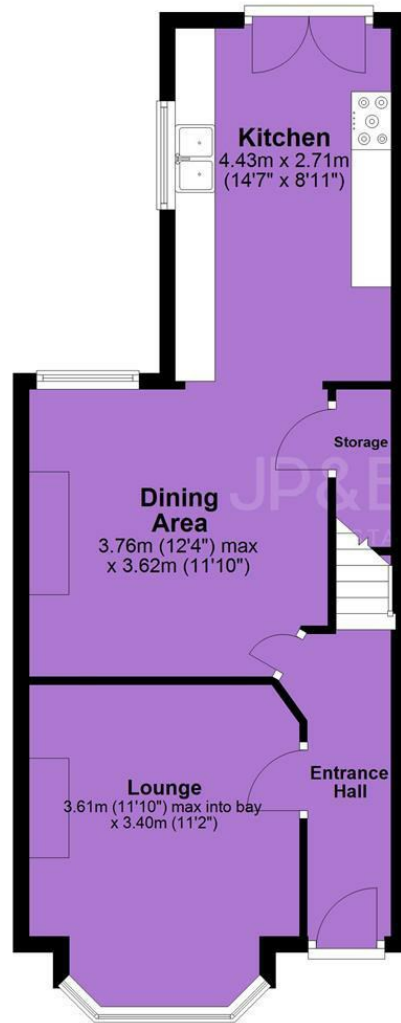
EPC Chart

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D		
(39-54) E	53	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

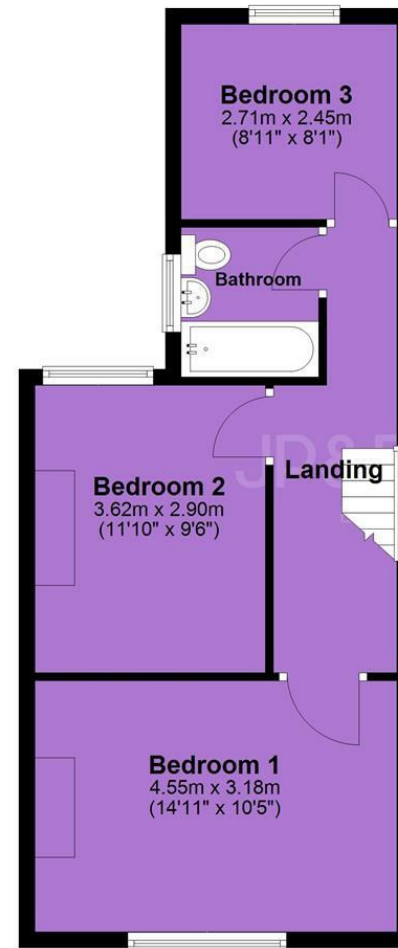


Tenure: **Freehold** Council Tax Band: **B**

Ground Floor



First Floor



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