

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



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VIDEO TOUR AVAILABLE An attractive & spacious, THREE BEDROOM, period, semi-detached property. Situated on a highly regarded, tree-lined road off Kings Road here in Old Trafford.

Within easy walking distance to the Metrolink station at Firswood & bus routes on Upper Chorlton Road giving you direct access into Media City and City life. Nearby is the centre of Chorlton that provides a lively and vibrant atmosphere and includes street cafes, bars and independent restaurants. Located close by to two Ofsted rated outstanding primary schools.

In brief the property comprises a porch, a welcoming entrance hall which allows access down into the useful chamber cellar, a good-sized dining room complete with bay-window and feature fireplace, a delightful lounge with views out into the rear garden, and a fitted kitchen which allows access out into the rear aspect.

Stairs leading to the first-floor landing reveal two sizable bedrooms, an additional bedroom, and a white three-piece bathroom suite which benefits from a free-standing roll top bath completing this fantastic property.

Other benefits include gas fired central heating, high ceilings, stripped and varnished floorboards, period features, a driveway providing off road parking, and a rear enclosed garden.

£450,000





EPC Chart

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		75
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Tenure: Freehold 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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