

86 Warwick Road South, Firwood, Trafford, M16 0HU

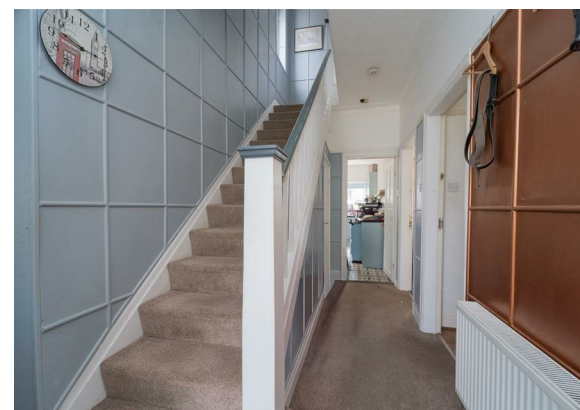


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Offers In The Region Of £400,000


 4  2  3  C

A tastefully extended FOUR BEDROOM, bay fronted, semi-detached property positioned off Rye Bank Road in Firwood. A very realistically priced extended family home with a large south-west facing garden. Within easy walking distance of Chorlton Centre, Longford Park and moments away from the Metrolink station also on Rye Bank Road (Firwood) giving you direct access to Media City, City Centre life and Manchester International Airport. The well planned accommodation comprises of; a porch, an entrance hallway, a dining room to the front aspect and a lounge which follows through to the conservatory leading down to a patio area. The fitted extended kitchen/breakfast room also has access out into the rear enclosed lawned garden. Lastly, the fourth bedroom with an ensuite shower room completes the ground floor. To the first floor, the landing leads to three bedrooms and an extended four-piece family bathroom. The property benefits from gas fired central heating, a driveway providing off road parking and front and rear enclosed lawned garden with a paved patio ideal for alfresco dining.





EPC Chart

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B		
(69-80) C	73	
(55-68) D		
(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**



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