

39 Bedford Road, Firswood, Trafford, M16 0JB

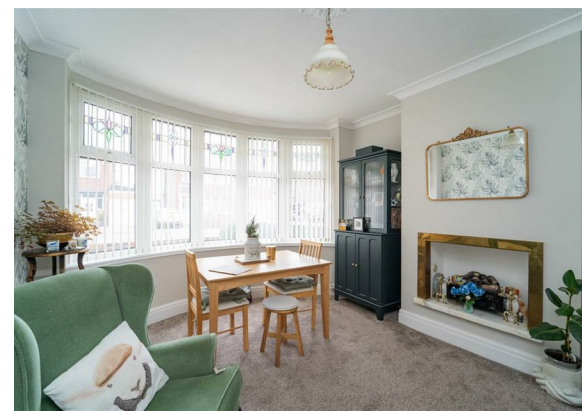


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Offers In The Region Of £400,000

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VIDEO TOUR AVAILABLE A spacious THREE BEDROOM bay-fronted semi-detached home, set on a substantial corner plot on a highly sought-after residential street just off Great Stone Road in Firwood. Conveniently located within walking distance of Chorlton Centre, just a ten-minute drive from Manchester City Centre, and only moments from the Firwood Metrolink station on Rye Bank Road, providing direct links to Media City and the heart of the city. Well positioned for the local amenities in Chorlton and locally on Warwick Road South, the property is nearby to both Kings Road Primary School and St Hilda's CE Primary School and Trafford secondary Schools. The well-planned accommodation consists of a porch, an entrance hall, a dining room with a bay window to the front aspect, a lounge opening to the rear garden and a fitted kitchen with views out to the rear. To the first floor there is a landing leading to bedrooms. The main bedroom has a bay window to the front aspect and a three-piece shower room completed this home. The property benefits from a generous driveway, providing off road parking for several cars and a rear enclosed garden. Warmed by gas fired central heating and Internal inspection is highly recommended to appreciate this home.





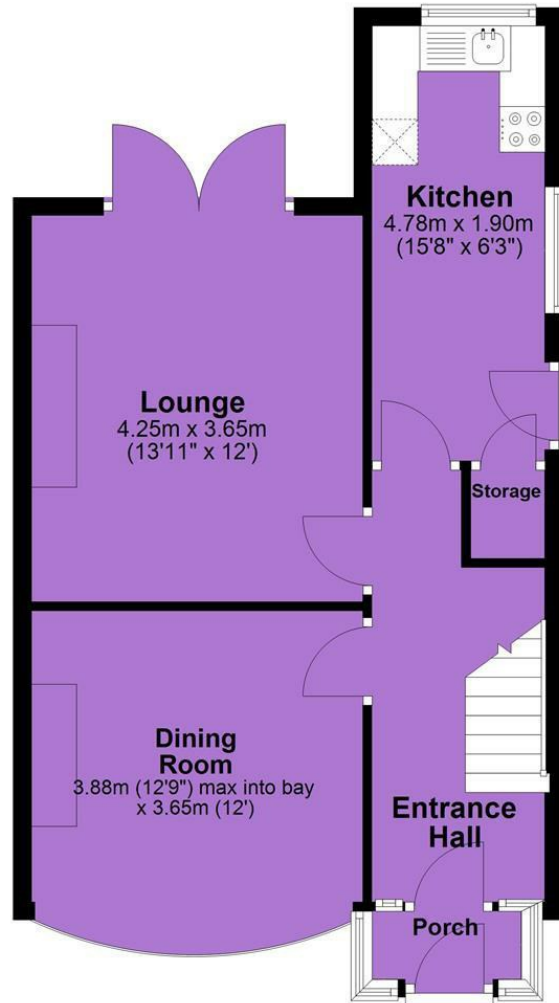
EPC Chart

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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 	

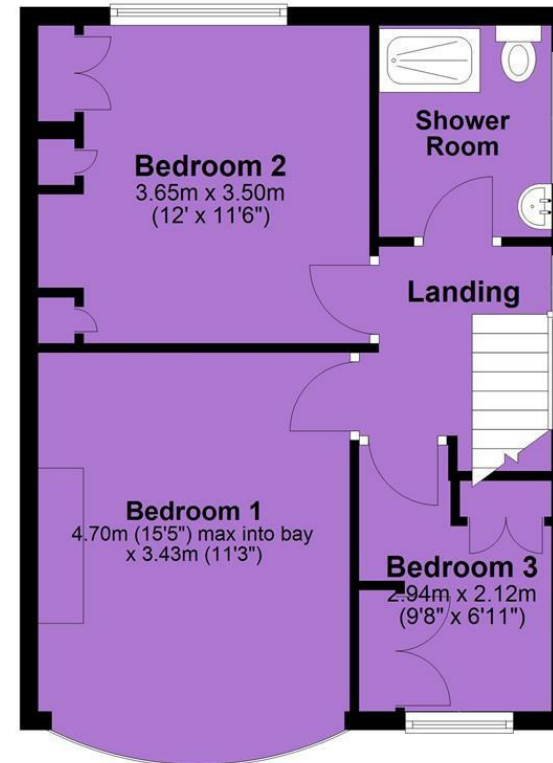


Tenure: **Freehold** Council Tax Band: **C**

Ground Floor



First Floor



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