



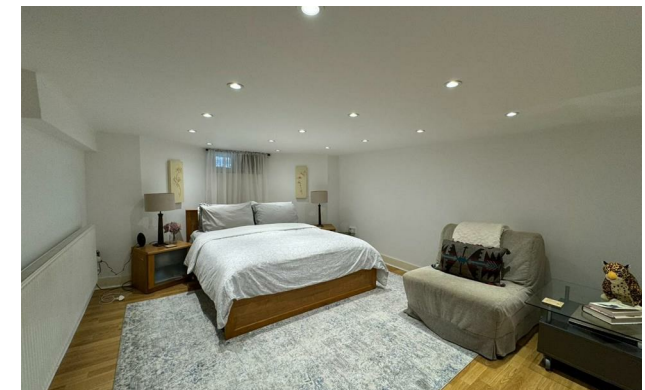
Jordan fishwick

21 Brooks Road, Old Trafford, M16 9GG

Guide Price £595,000

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The Property

Located on a well regarded TREE-LINED ROAD within walking distance of Chorlton Village is this superbly presented FOUR DOUBLE BEDROOM SEMI DETACHED 1930s PROPERTY providing spacious, versatile family ACCOMMODATION OVER THREE FLOORS. This superb property is offered for sale in MOVE-IN READY CONDITION and boasts a DRIVEWAY providing off road parking for multiple vehicles as well as a DETACHED GARAGE/LAUNDRY ROOM. The property further benefits from being only a short stroll from all local amenities, multiple schools, parks and transport links including the Metro (Firswood, 0.4 miles) providing fast access to both the City Centre and nearby airport. The delightful accommodation briefly comprises: enclosed porch, spacious reception hallway, lounge with large Southerly facing bay window, sitting/dining room with dual aspect windows and views over the rear garden, modern fitted kitchen, cloakroom/wc. The converted cellars provide useful storage space, a utility room and media room/study. To the first floor there are four well proportioned bedrooms, each benefitting from full height fitted wardrobes and bathroom, fitted with a four piece suite. Both double glazing and gas central heating have been installed throughout. Externally, to the front of the property is a block paved driveway providing off road parking for multiple vehicles which extends to the side and leads to the detached garage, fitted with electric light and power and plumbing for washing machine and tumble dryer. To the rear is a delightful and well landscaped garden with timber decking, lawn and well stocked beds. An internal viewing is most strongly recommended.

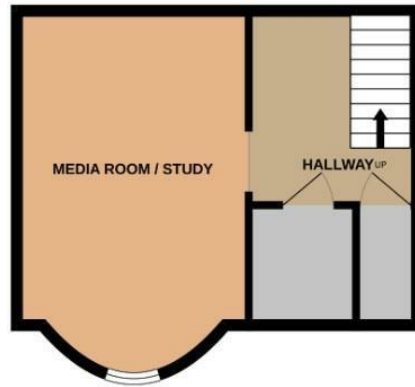
- Superbly presented semi detached 1930s property
- Four good sized bedrooms and two reception rooms
- Driveway providing off road parking for multiple vehicles
- Spacious and light accommodation over two floors and converted cellars
- Quiet tree-lined road within walking distance of Chorlton Village
- 0.4 miles to the Metro (Firwood)
- Detached garage/laundry room with electric light and power and plumbing for washing machine/dryer
- Ideally placed for all local amenities, schools and parks
- Double glazing and gas central heating throughout



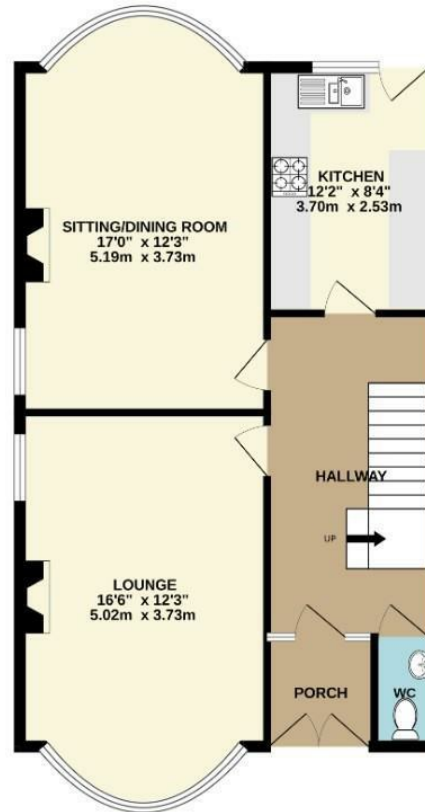
| Energy Efficiency Rating | | |
|---|----------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient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



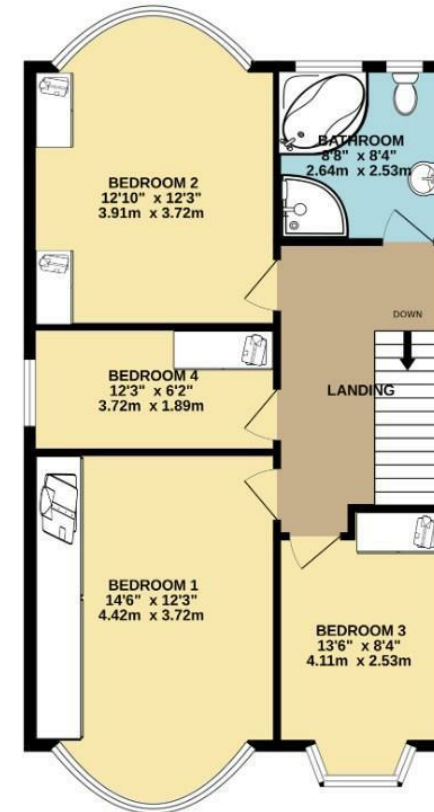
LOWER GROUND FLOOR
298 sq.ft. (27.7 sq.m.) approx.



GROUND FLOOR
718 sq.ft. (66.7 sq.m.) approx.



1ST FLOOR
734 sq.ft. (68.2 sq.m.) approx.



TOTAL FLOOR AREA : 1750 sq.ft. (162.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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