



FOR SALE
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256 Kings Road, Firwood, M16 0HH

Guide Price £385,000



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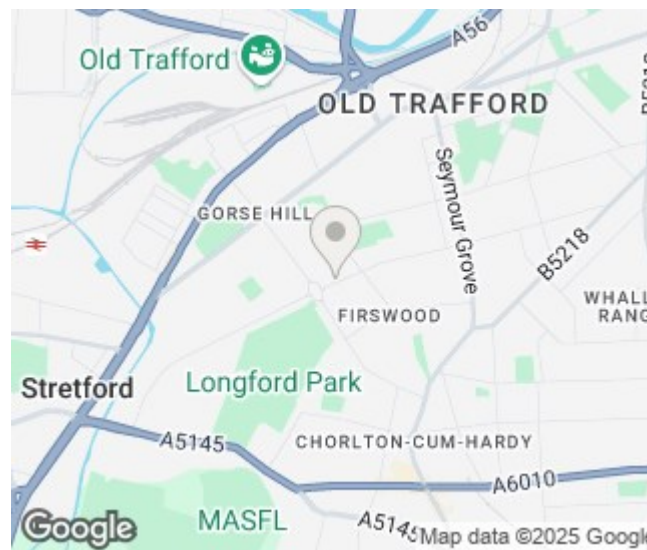
Guide Price £385,000



The Property

*****NO CHAIN***** A delightful bay fronted **THREE BEDROOM SEMI DETACHED 1930S PROPERTY** providing spacious and light accommodation throughout, benefitting from both a gated **DRIVEWAY AND DETACHED GARAGE** providing off road parking. Well placed for all local amenities, walking distance to Chorlton Village and Longford Park as well as only a short stroll from multiple local schools, this splendid property will prove an ideal family home. The accommodation briefly comprises: enclosed porch, entrance hallway, lounge with large bay window, sitting/dining room with sliding patio doors opening to the rear garden, kitchen, cloakroom w/c. To the first floor there are three good sized bedrooms and shower room fitted with a modern three piece suite. Both double glazing and gas central heating have been installed throughout. Externally, to the front of the property is a walled garden and gated driveway which extends to the side of the property leading to the detached garage. To the rear, a landscaped garden features a large stone flagged patio and well stocked beds with mature plants and shrubbery. The property would benefit from some cosmetic updating and modernisation and an internal viewing is most highly recommended. Sold with no onward chain. Council Tax: C.

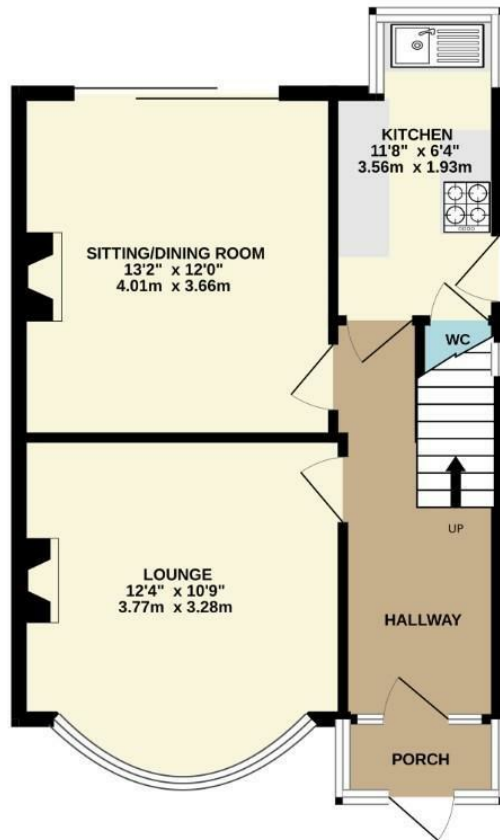
- NO CHAIN
- Semi detached 1930s property
- Three bedrooms and two reception rooms
- Driveway and detached garage providing off road parking
- Walking distance to Chorlton Village and Longford Park
- Well placed for all local amenities, school and transport links including the Metro
- Ideal for young couple or family
- Council Tax: C.



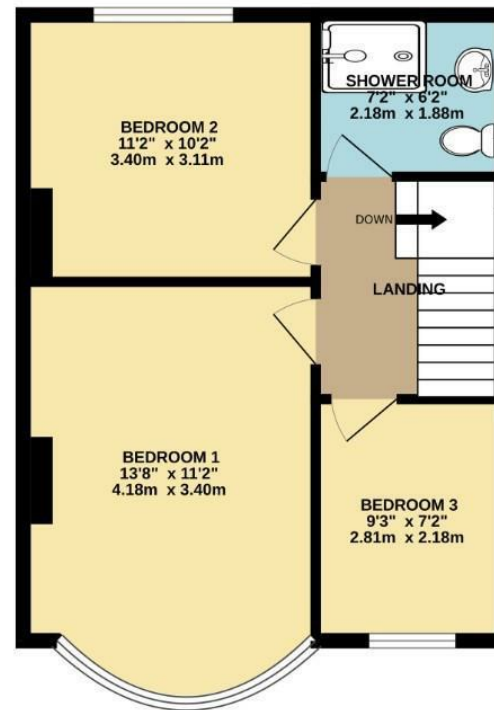
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



GROUND FLOOR
485 sq.ft. (45.1 sq.m.) approx.



1ST FLOOR
455 sq.ft. (42.3 sq.m.) approx.



TOTAL FLOOR AREA : 940 sq.ft. (87.3 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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