



Kinetic

88-92 Talbot Road | Old Trafford | Manchester | M16 0UE

Asking Price £175,000



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ONE BED APARTMENT WITH PARKING. Nestled in the vibrant area of Old Trafford, Manchester, this modern apartment on Talbot Road offers a perfect blend of comfort and convenience. Spanning an impressive 570 square feet, this second-floor residence features one well-proportioned bedroom, a stylish bathroom, and a welcoming reception room, making it an ideal choice for individuals or couples seeking a contemporary living space. There is also the added benefit of an allocated parking space.

The property is situated directly opposite the renowned Old Trafford Cricket Ground, providing a unique opportunity for sports enthusiasts. Additionally, the White City Retail Park and Tesco Extra are just a stone's throw away, ensuring that all your shopping needs are easily met. For those who commute, Trafford Bar Metrolink Station is a mere two-minute walk, granting swift access to Manchester city centre, which is only three miles

- ONE BEDROOM APARTMENT
- 2ND FLOOR
- FITTED KITCHEN
- OPPOSITE OLD TRAFFORD CRICKET GROUND
- CURRENTLY LET FOR £950PCM ON A PERIODIC (ROLLING) BASIS, ACHIEVING A RENTAL YIELD OF 6.5%
- 570 SQ FT
- SPACIOUS OPEN PLAN LIVING & DINING ROOM
- NEW DEVELOPMENT
- ALLOCATED PARKING
- A SHORT WALK TO TRAFFORD BAR METROLINK STATION



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	70
(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

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