

## **Kinetic**

88-92 Talbot Road | Old Trafford | Manchester | M16 OUE

Asking Price £175,000



## **Kinetic**

88-92 Talbot Road | Old Trafford Manchester | M16 OUE Asking Price £175,000

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.

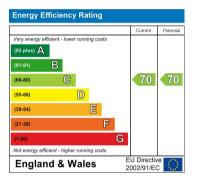
The property is situated directly opposite the renowned Old Trafford Cricket Ground, providing a unique opportunity for sports enthusiasts. Additionally, the White City Retail Park and Tesco Extra are just a stone's throw away, ensuring that all your shopping needs are easily met. For those who commute. Trafford Bar Metrolink Station is a mere twominute 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
  A SHORT WALK TO TRAFFORD BAR PERIODIC (ROLLING) BASIS, ACHIEVING METROLINK STATION A RENTAL YIELD OF 6.5%

- 570 SQ FT
- · SPACIOUS OPEN PLAN LIVING & DINING ROOM
- NEW DEVELOPMENT
- ALLOCATED PARKING







68 Quay Street Manchester M3 3EJ 0161 513 2034 hello@thegea.co.uk www.thegea.co.uk