



*Jordan fishwick*

34 Milner Street, M16 7GG

Guide Price £290,000



## 34 Milner Street, Old Trafford, Old Trafford, M16 7GG

Guide Price £290,000



### The Property


**\*\*\*NO CHAIN\*\*\*** A delightful **THREE DOUBLE BEDROOM PERIOD END TERRACE** located on a well regarded road only a short stroll from Seymour Park and all local amenities. This superb property requires some cosmetic updating and modernisation and will prove ideal for a young couple or family. Benefitting from a **WEST FACING GARDEN**, this superb property offers spacious, versatile accommodation throughout and is certainly not one to be missed. The accommodation briefly comprises: covered porch, entrance hallway, lounge with large bay window, sitting room with feature Manchester window, kitchen/dining room. To the first floor are three bedrooms, all of excellent proportions and shower room, fitted with a modern three piece suite. Externally, to the front of the property is a walled garden with gated path to the front door. To the rear there is an excellent West facing walled courtyard garden. An internal viewing is most highly recommended. Sold with no onward chain.

Council tax band B

EPC:

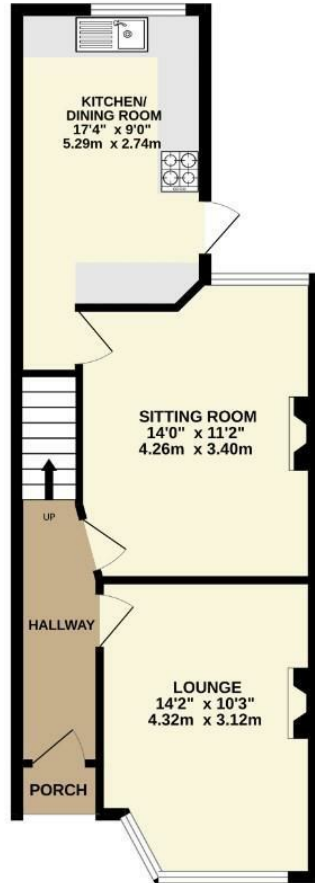
- NO CHAIN
- Well presented bay fronted period property
- Three double bedrooms + two reception rooms
- West facing rear garden
- Short walk from all local amenities and transport links
- Close to Seymour Park and local schools
- Ideal for young couple or family
- Double glazing and gas central heating throughout



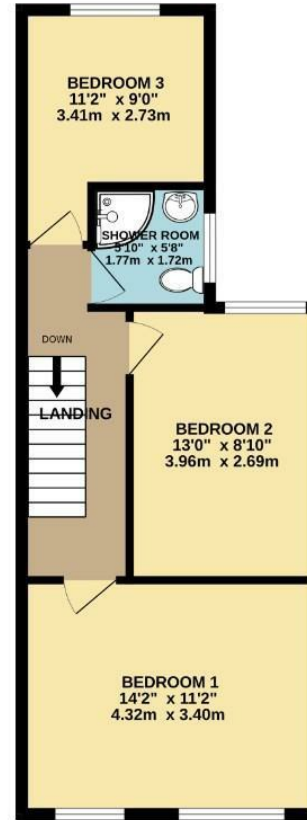
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU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



GROUND FLOOR  
502 sq.ft. (46.6 sq.m.) approx.



1ST FLOOR  
470 sq.ft. (43.7 sq.m.) approx.



TOTAL FLOOR AREA: 972 sq.ft. (90.3 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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