



*Jordan fishwick*

167 & 167a Shrewsbury Street, Old Trafford, M16 7WU

Guide Price £475,000



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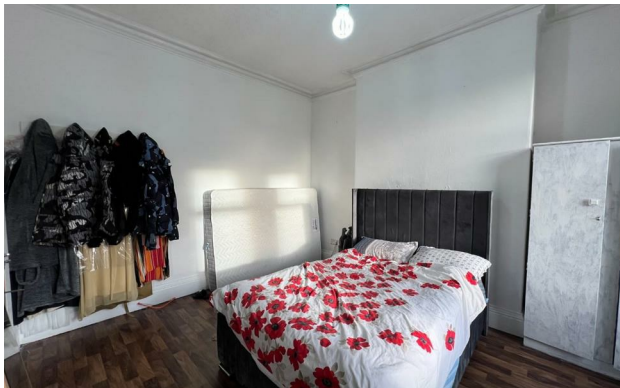
### The Property

**\*\*\*NO CHAIN\*\*\*** A SIX DOUBLE BEDROOM HMO COMPLIANT SEMI DETACHED PERIOD PROPERTY providing spacious and versatile accommodation over three floors plus a SELF CONTAINED TWO BEDROOM APARTMENT in the converted cellars. this delightful property is suitable for use as a family home or House of Multiple Occupation and is offered for sale with no vendor chain. The accommodation briefly comprises: entrance hallway, SEVENTEEN FOOT LOUNGE, sitting room, OPEN PLAN DINING KITCHEN. To the first floor are three well proportioned double bedrooms, bathroom and second shower room. To the second floor are three further double bedrooms and additional bathroom. Double glazing and gas central heating have been installed throughout. Externally there are walled gardens to both the front and rear of the property. The cellars have been converted to a self contained two bedroom apartment of which the accommodation comprises: open plan living/dining/kitchen, two good sized double bedrooms and bathroom fitted with a three piece suite and over bath shower. An internal viewing is strongly recommended.

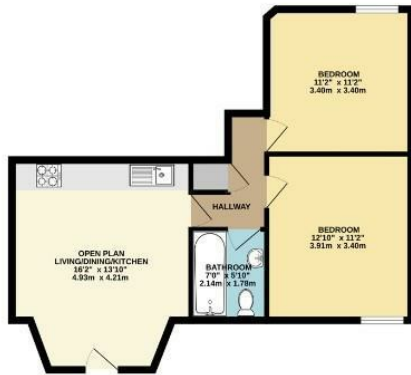
- NO CHAIN
- Six double bedroom semi detached period property
- Self contained two bedroom self contained apartment
- Ideal family home or House of Multiple Occupation (HMO)
- Stone's throw from all local amenities
- Well placed for city centre transport links
- Double glazing and gas central heating throughout
- Walking distance to Merlins Park and Alexandra Park



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 



SELF CONTAINED LOWER  
GROUND FLOOR APARTMENT  
557 sq.ft. (51.8 sq.m.) approx.



GROUND FLOOR  
756 sq.ft. (70.2 sq.m.) approx.



1ST FLOOR  
755 sq.ft. (70.2 sq.m.) approx.



2ND FLOOR  
747 sq.ft. (69.4 sq.m.) approx.



TOTAL FLOOR AREA : 2815 sq.ft. (261.6 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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