



*Jordan fishwick*

67 Humphrey Road, Old Trafford, M16 9DE

Guide Price £310,000



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Manchester, M16 9DE**

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### The Property

**\*\*\*NO CHAIN\*\*\*** A delightful **THREE DOUBLE BEDROOM PERIOD MID TERRACED PROPERTY**, ideally situated for all local amenities and transport links. This splendid property provides over 1000sqft versatile accommodation over two floors with scope to convert the loft to a fourth double bedroom and further benefits from a larger than average courtyard garden which has been mainly laid to lawn. Ideal for a young couple or family, the property would benefit from some cosmetic updating and is within walking distance to multiple local schools, parks and just 0.2 miles from Trafford Bar Metro Station, providing fast access to the city centre, airport and Chorlton Village. The accommodation briefly comprises: entrance hallway, spacious lounge with large bay window open to the dining room, kitchen, downstairs shower room and separate w/c. To the first floor are three well proportioned double bedrooms, the main with en-suite shower room, and main bathroom, fitted with a 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 with gated path to the front door. To the rear, a superb walled garden is mainly laid to lawn with stone flagged patio and large beds. An internal viewing is most highly recommended. Sold with no onward chain.

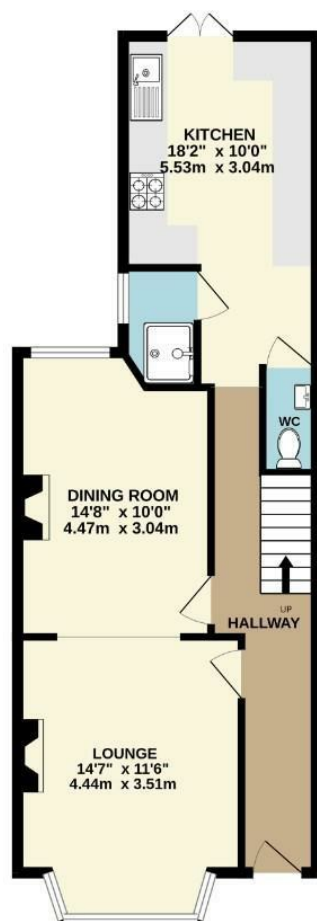
- NO CHAIN
- Well presented period terrace
- Three double bedrooms + two bathrooms
- Two reception rooms + 18ft kitchen
- Downstairs shower room + w/c
- Larger than average rear garden
- 0.2 miles to the Metro (Trafford Bar)
- Stone's throw from both Seymour and Hullard Parks
- Ideal family home



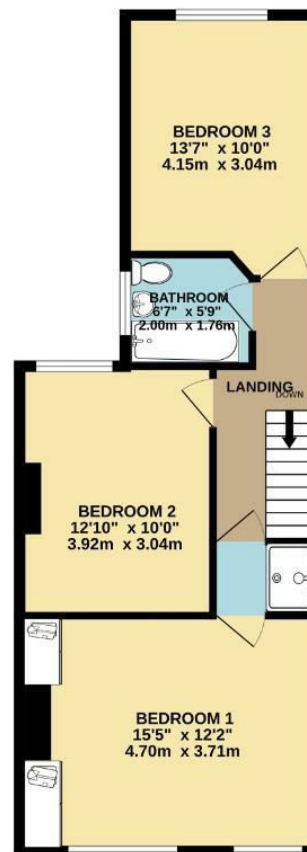
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>64</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



GROUND FLOOR  
586 sq.ft. (54.5 sq.m.) approx.



1ST FLOOR  
558 sq.ft. (51.6 sq.m.) approx.



TOTAL FLOOR AREA: 1144 sq.ft. (106.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, landings, 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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