



jordan fishwick

16 Northumberland Crescent, M16 9BE
Guide Price £165,000



Northumberland Crescent Old Trafford M16 9BE

£165,000



The Property

*****NO CHAIN***** Positioned on the top floor of this purpose built development is this beautifully presented TWO DOUBLE BEDROOM APARTMENT, providing spacious accommodation ideal for a young couple or first time buyer. This delightful property benefits from both **ALLOCATED OFF ROAD PARKING** as well as a **SOUTH FACING BALCONY** and is ideally placed for all local amenities, transport links including the Metro (Trafford Bar, 0.4 Miles) and is within walking distance to multiple local parks. The accommodation briefly comprises: communal entrance hallway with stairs to second floor landing, entrance hall, 14ft lounge, kitchen, South facing balcony, two well proportioned double bedrooms and bathroom fitted with a three piece suite and over bath shower. Double glazing and gas central heating have been installed throughout. Externally, well maintained communal gardens surround the development. An internal viewing of this fine property is most highly recommended. Sold with no onward chain. Council Tax: A. EPC: C.

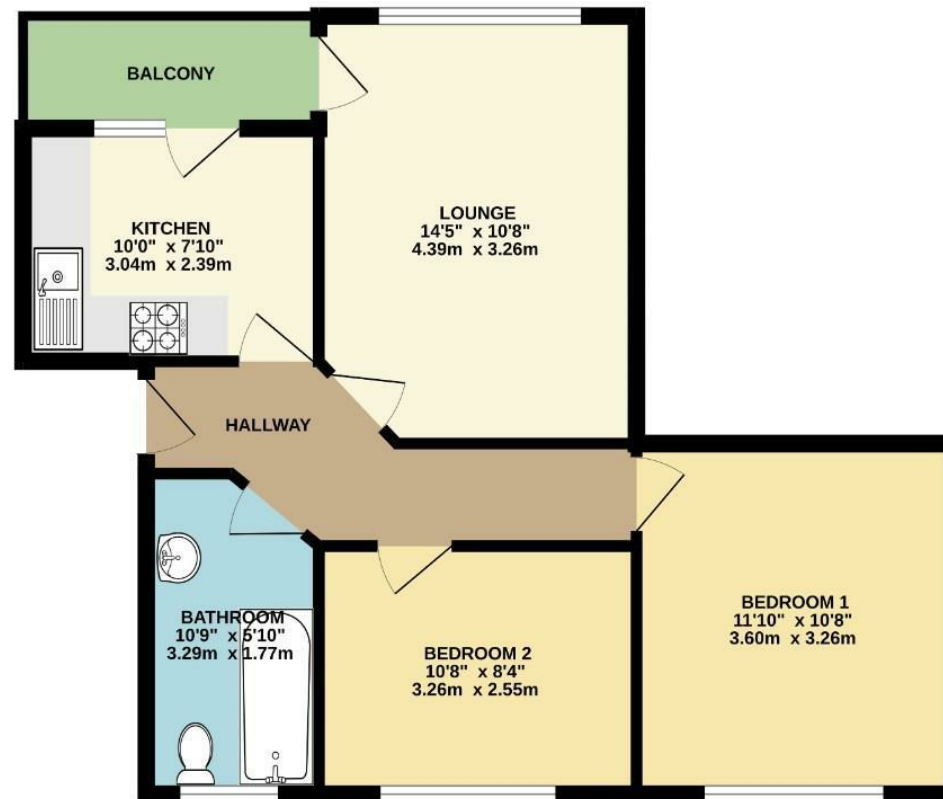
- NO CHAIN
- Well presented top floor apartment
- Two double bedrooms
- Walking distance to multiple local parks
- 0.4 miles to the Metro (Trafford Bar)
- Ideal first time buy
- South facing balcony
- Allocated off road parking
- Double glazing and gas central heating
- Council Tax: A. EPC: C.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	74
(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



SECOND FLOOR
570 sq.ft. (52.9 sq.m.) approx.



TOTAL FLOOR AREA : 570 sq.ft. (52.9 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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