



*jordan fishwick*

93 Kings Road, Old Trafford, M16 9WY  
Guide Price £425,000





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Manchester, M16 9WY**

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### The Property

**\*\*\*NO CHAIN\*\*\*REQUIRES MODERNISATION\*\*\*** A delightful bay fronted THREE DOUBLE BEDROOM SEMI DETACHED 1930S PROPERTY boasting a sunny SOUTH FACING REAR GARDEN as well as both a DRIVEWAY AND DETACHED GARAGE providing off road parking. This superb property will prove an ideal family home, positioned within only a short walk from all local amenities as well as multiple schools and parks and offering spacious, light accommodation throughout. The accommodation briefly comprises: enclosed porch, entrance hallway, lounge with large bay window, sitting/dining room with views over the rear garden, 16ft breakfast kitchen. To the first floor there are three good sized bedrooms, the main featuring a large bay window, spacious bathroom and separate w/c. Double glazing and gas central heating have been installed throughout. Externally, to the front of the property is a walled garden with well stocked beds and gated driveway, extending to the side of the property and leading to the detached garage. To the rear, a delightful fenced and enclosed garden has been mainly laid to lawn with large beds with an array of plants and shrubbery as well as a stone flagged patio. An internal viewing is strongly recommended. Sold with no onward chain. Council Tax: C. EPC: D.



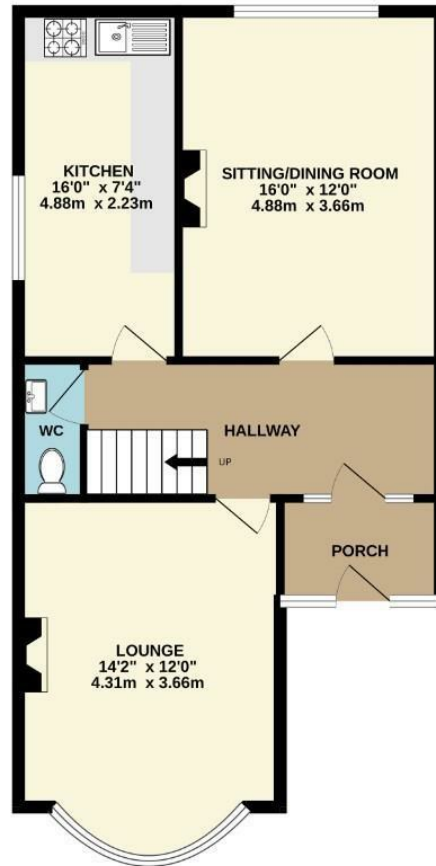
- NO CHAIN
- Three double bedroom semi detached 1930s property
- South facing rear garden
- Driveway and garage providing off road parking
- Modernisation and updating required
- Walking distance to all local amenities, transport links as well as multiple schools and parks
- Ideal for young couple or family
- Council Tax: C. EPC: D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	<div>64</div>	<div>82</div>
(81-91) B		
(69-80) C		
(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 



GROUND FLOOR  
645 sq.ft. (59.9 sq.m.) approx.



1ST FLOOR  
585 sq.ft. (54.3 sq.m.) approx.



TOTAL FLOOR AREA : 1230 sq.ft. (114.3 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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