



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements



EMMA  
HATTON  
LTD

79 Northumberland Road

Asking Price Of £495,000

- Spacious Period Four Double Bedroom Mid Terrace
- Open plan lounge/Dining room
- Modern fitted dining Kitchen
- Conservatory
- Family bathroom
- Ensuite shower room to impressive master bedroom
- Downstairs W.C
- Gardens to front and rear

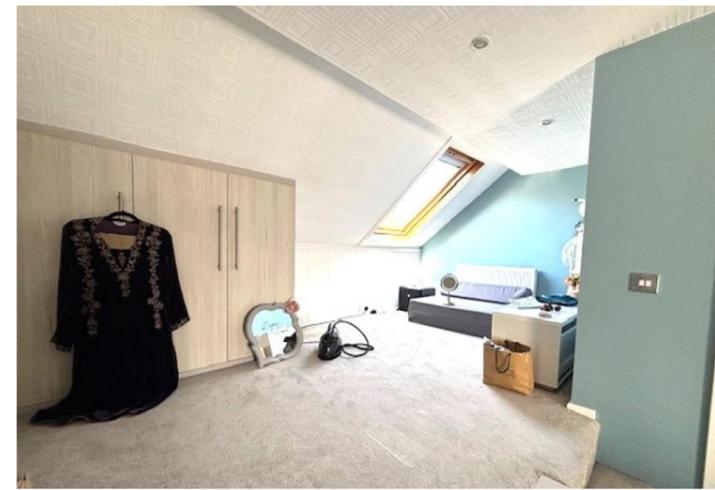
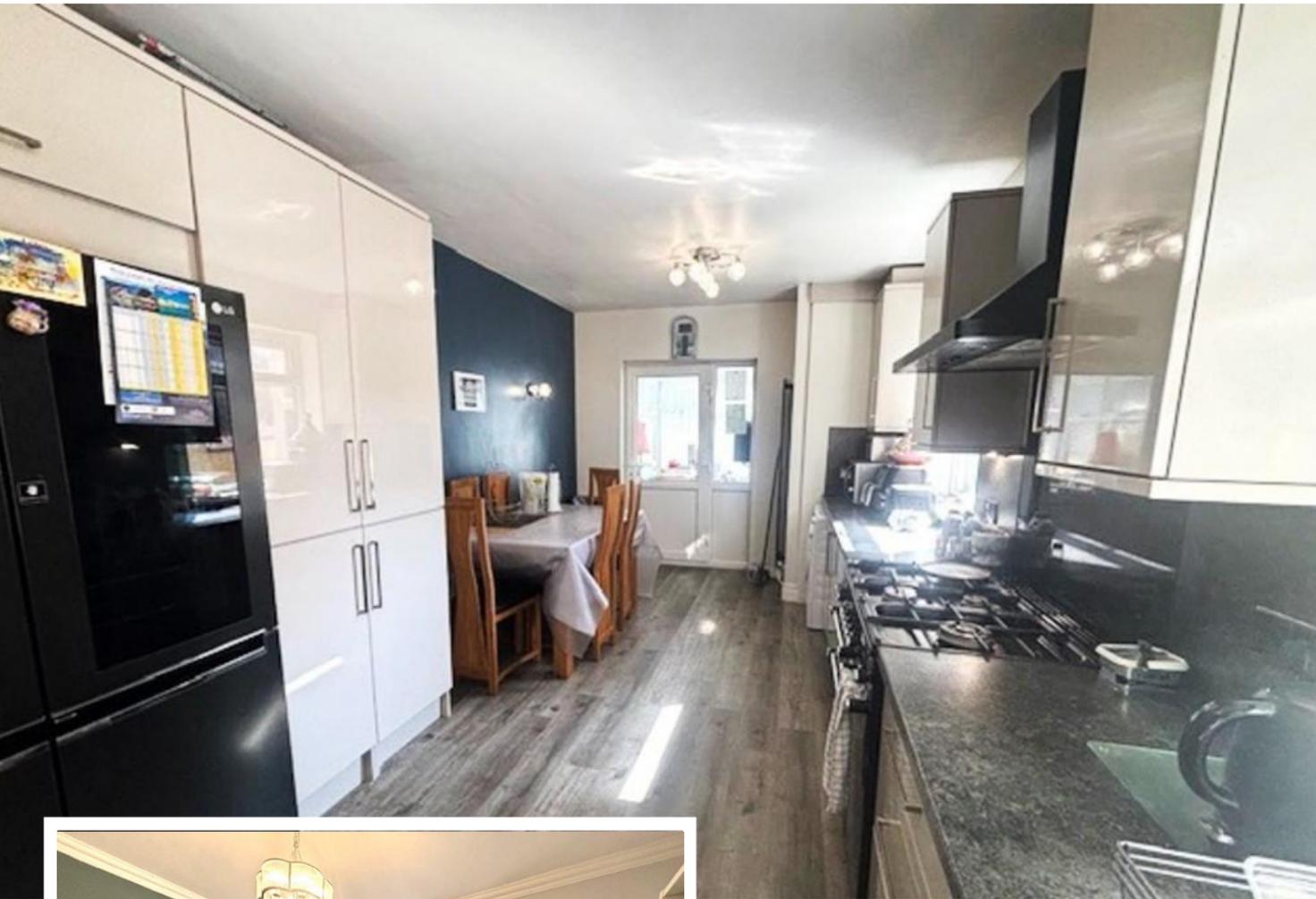


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79 Northumberland Road, Old Trafford, Manchester , M16 9PG



- DINING KITCHEN: 20' 4" x 10' 1" (6.22m x 3.08m)
- BEDROOM ONE: 21' 6" x 9' 11" (6.56m x 3.04m)
- BEDROOM TWO: 16' 10" x 15' 8" (5.14m x 4.78m)
- BEDROOM THREE: 13' 1" x 10' 8" (4m x 3.26m)
- BEDROOM FOUR: 10' 2" x 9' 11" (3.10m x 3.04m)
- CELLAR: Comprising of three chambers
- CONSERVATORY
- DOWNSTAIRS W.C
- BATHROOM
- ENSUITE SHOWER ROOM
- OUTSIDE: Paved garden to front, garden to rear with artificial grass and decked patio

### Property Description

Spacious Period Four double bedded mid terrace family home situated on desirable Northumberland Road overlooking Seymour Park, the accommodation provides ample family space for the growing family, entrance porch, reception hallway, open plan lounge/dining room, Modern fitted dining kitchen, Conservatory, downstairs W.C, Four double bedrooms over two floors, Family bathroom, ensuite shower room to the impressive master bedroom. The property also benefits from usable cellars with three chambers. Gardens to front and rear. Within walking distance of outstanding Seymour Park Community Primary, Seymour Park and Hullard Park. Local independent shops and facilities are on the doorstep and there is a community feel to this part of South Manchester. Trafford Bar and Firswood Metrolink are a 10 minute walk away. Viewing of this lovely family home is highly recommended,

ENTRANCE PORCH:

RECEPTION HALLWAY:

OPEN PLAN LOUNGE/DINING ROOM: 31' 11" x 12' 9" (9.74m x 3.90m)

