



 **3**
Bedrooms

 **2**
Bathrooms





Welcome to this charming three-bedroom house nestled in the heart of Old Trafford. As you step through the elegant front door, you're greeted by a warm and inviting ambiance, indicative of the care and attention to detail that has gone into maintaining this lovely property.

The spacious living room exudes comfort and style, with tasteful decor complemented by large windows that allow natural light to fill the space. Plush carpets underfoot provide a cozy atmosphere, perfect for relaxing evenings with family or entertaining guests.

Adjacent to the living room, the kitchen/diner offers a contemporary yet functional space for culinary endeavours and casual dining. The kitchen boasts modern appliances, ample storage, and sleek countertops, while the adjoining dining area provides a welcoming spot for enjoying meals together. Upstairs, you'll find three well-appointed bedrooms, each offering tranquillity and comfort. Soft neutral tones and plush carpeting create a serene atmosphere, conducive to restful nights of sleep. Large windows in each room allow for plenty of natural light, enhancing the airy feel of the space.

The property benefits from its proximity to transport links, making commuting a breeze, while local schools are just a stone's throw away, ideal for families with children. Outside, the nicely maintained garden provides a delightful retreat from the hustle and bustle of city life. Lush greenery and manicured lawn create a picturesque outdoor space, perfect for enjoying al fresco dining, gardening, or simply soaking up the sunshine. In summary, this three-bedroom house in Old Trafford offers a harmonious blend of comfort, style, and convenience, making it the perfect place to call home.

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Council Tax - C

EPC - D

Utilities - Octopus

Leasehold 990 from built. 1925

Ground rent. £5.50

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Entrance

Laminate floor. Stairs to upper floor.

Reception room *4.40m x 3.60m*

Double-glazed window. Laminate flooring. Wall mounted radiator.

Kitchen/Diner *5.95m x 4.48m*

Wall and base units. Laminate flooring. Integrated double oven. Induction hob. Integrated washing machine, dishwasher, and fridge/freezer. Double-glazed windows. Double-glazed French doors to the garden. Wall-mounted radiator.

WC

WC. Laminate flooring. Handwash basin. Double glazed frosted window.

Landing

Loft access. Carpet

Bedroom 1 *4.07m x 3.59m*

Carpet. Double-glazed window. Wall-mounted radiator.

Bedroom 2 *3.86m x 3.59m*

Carpet. Double-glazed window. Wall-mounted radiator.

Bedroom 3 *3.07m x 2.57m*

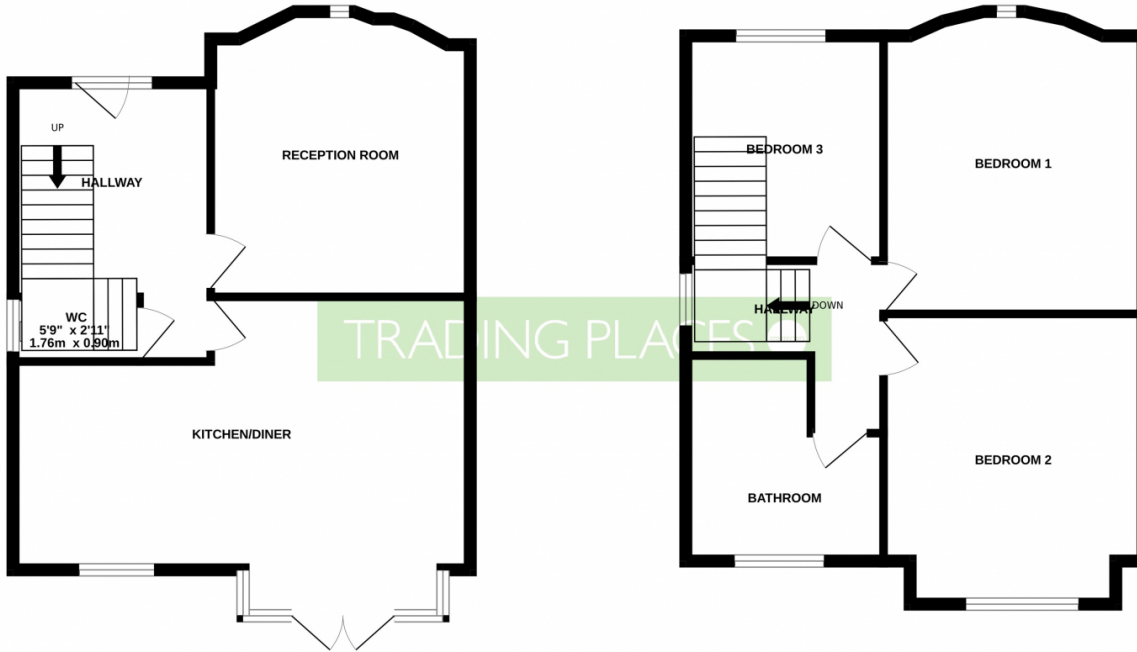
Carpet. Double-glazed window. Wall-mounted radiator.

Bathroom *3.47m x 2.55m*


Bath. WC. Shower cubicle. Handwash basin. Part tiled walls. Tiled flooring. Wall-mounted radiator. Double-glazed frosted window.

GROUND FLOOR

1ST FLOOR



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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D	58	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC 	

Address: Morland Road, Old Trafford, M16 9PA

