



 5
Bedrooms

 3
Bathrooms





***** No Chain *****

This spacious five-bedroom, three-bathroom house nestled in Old Trafford offers a perfect blend of comfort and convenience. Situated opposite Hullard Park, it boasts a picturesque view and easy access to green spaces for strolls or outdoor activities.

Upon entering, you're greeted by a welcoming ambiance, with two reception rooms providing ample space for relaxation and entertainment. The interiors are thoughtfully designed, featuring modern decor and plenty of natural light streaming through large windows.

The well-appointed kitchen is a focal point, equipped with modern appliances and ample storage space, making it a joy to cook and dine in. Upstairs, you'll find five generously sized bedrooms, offering plenty of room for the whole family or accommodating guests. Three bathrooms ensure convenience and comfort, with modern fixtures and fittings.

This property's location is unbeatable, with proximity to local schools, ideal for families with children. Additionally, excellent transport links into the city centre make commuting a breeze, providing easy access to work, shopping, dining, and entertainment options.

In summary, this five-bedroom, three-bathroom house in Old Trafford offers spacious living areas, modern amenities, and a prime location near Hullard Park and essential amenities, making it an ideal choice for those seeking a comfortable and convenient lifestyle.

Council Tax C

Utilities TBC

Leasehold

Ground rent TBC

*** Disclaimer *** (While every effort has been made to ensure the accuracy and completeness of the information, Trading Places and the seller makes no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability or suitability of the information contained in this advertisement for any purpose and any reliance you place on such information is strictly at your own risk. All information should be confirmed by your Legal representative) *

Hall

Wall-mounted radiator. Original floorboards. Coving.

Reception room 1 *3.58m x 4.65m*

Double doors onto the hall. Double-glazed window. Original floorboards. Wall-mounted radiator. Fireplace. Coving.

Reception room 2 *3.92m x 4.07m*

Double-glazed window. Wall-mounted radiator. Fireplace. Coving.

Kitchen *3.04m x 5.37m*

Tiled floor. Wall and base units. Double-glazed windows. Wall-mounted radiator. Gas hob. Electric oven.

Landing

Split landing. Original floorboards. 2nd Staircase to top floor.

Bedroom 1 *3.80m x 2.58m*

Double-glazed window. Wall-mounted radiator. Original floorboards. Beams.

Bedroom 2 *6.51m x 2.21m*

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

Bedroom 3 *3.81m x 4.05m*

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

Bedroom 4 *3.09m x 3.80m*

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

Bedroom 5 *3.94m x 3.13m*

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

Bathroom 1 *2.08m x 1.78m*

Double-glazed window. Handwash basin. Bath with overhead shower. WC. Towel radiator. Tiled floor.

Bathroom 2 *3.83m x 1.68m*

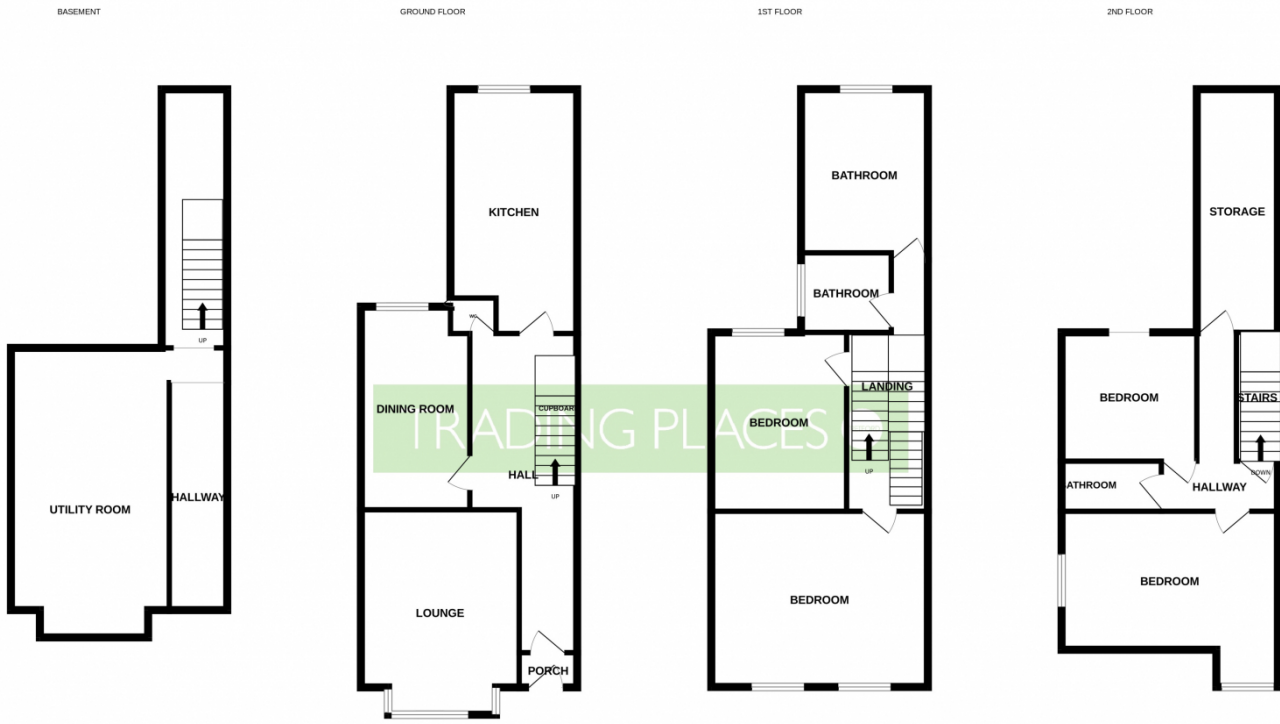
Double-glazed window. Handwash basin. Bath with overhead shower. WC. Towel radiator. Tiled floor.

Bathroom 3 *2.33m x 1.68m*

WC. Handwash basin. Tiled floor.

Courtyard

Outside tap. Double gates. Car-port.



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.
Made with Metropix ©2024

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		73
(55-68) D		
(39-54) E	48	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Address: Park Avenue, Old Trafford, M16 9PW

