



 6
Bedrooms

 3
Bathrooms





As you approach this period property, the architecture catches your eye and large original lead windows hint at the character within. Stepping inside, you're greeted by a sense of space and possibility. The entrance hall has a grandeur feeling with its sweeping staircase to the upper floor and unique characteristics. The ground floor comprises three reception rooms, each with their own unique features and potential for transformation. Whether you envision a cozy family lounge, a formal dining area, or perhaps a home office, the layout offers versatility to suit your needs.

The kitchen, though in need of updating, provides ample space for culinary endeavours, with the potential to create a modern hub for cooking and socializing. The added benefit of a utility room offers convenience and additional storage.

Venturing upstairs, the first floor hosts five well-proportioned bedrooms, each offering glimpses of the property's history and potential. With a keen eye and creative vision, these spaces could be transformed into peaceful retreats or vibrant personal sanctuaries.

The bathrooms, though requiring renovation, offer the promise of modern luxury with their generous layouts and potential for stylish design. One unique feature of this property is the annex to the side, boasting a bedroom and bathroom of its own. With its separate access, it presents an opportunity for guest accommodation, a rental unit, or perhaps a private retreat for a family member.

Outside, the property offers a spacious garden, providing a canvas for landscaping and outdoor living. Whether you dream of a lush green oasis or a contemporary outdoor entertainment area, the possibilities are endless. With a large area to park 4/5 cars plus a garage.

In need of some TLC, this house in Old Trafford represents a rare opportunity to create a bespoke home tailored to your tastes and lifestyle. With its prime location, generous proportions, and unique features, it's a canvas waiting for your personal touch.

Council Tax - F

EPC - F

Utilities OVO

Freehold

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by your Legal representative)

Porch

Tiled floor. A large wooden door.

Entrance Hall

Large wooden doorway. Arched windows. Staircase. Round window. Storage space. Wall-mounted radiator.

Bathroom 1 *2.23m x 1.23m*

WC. Handwash basin. Shower. Tiled floor. Tiled walls. Wall-mounted radiator.

Reception room 1 *4.23m x 4.24m*

Large windows. Wall-mounted radiator. Coving.

Reception room 2 *6.06m x 4.24m*

Bay window. Fireplace. Spotlight.

Reception room 3 *5.84m x 3.07m*

Wooden floorboards. Window. Wall-mounted radiator. Fireplace. Fusebox.

Kitchen *7.13m x 4.15m*

Large windows. Laminate floor. Wall and base units, Wall-mounted radiator.

Utility *1.40m x 3.76m*

space for appliances.

Family room *5.80m x 2.70m*

Door to the garage. Window. Wall-mounted radiator.

Bedroom 1 *4.30m x 6.10m*

Built-in wardrobes and drawers. Window. Wall-mounted radiator.

Bedroom 2 *4.20m x 4.30m*

Built-in wardrobes and drawers. Window. Wall-mounted radiator.

Bedroom 3 *4.20m x 4.20m (*

Built-in wardrobes and drawers. Window. Wall-mounted radiator. Sliding door to balcony. Balcony.

Bedroom 4 *4.80m x 2.40m*

Wall-mounted radiator. Window.

Bedroom 5 *4.30m x 2.90m*

Wall-mounted radiator. Window.

Bathroom 2

Vinyl flooring. Tiled walls. Wall-mounted radiator. Frosted glass window. WC. Bath with overhead shower. Handwash basin.

WC

Vinyl flooring. Double-glazed frosted window. Handwash basin. Tiled walls. WC. Wall-mounted radiator.

Landing

Wall-mounted radiator. Large windows.

Annex

Utility room and Family room. Staircase to Bedroom 6 and bathroom. Porch and storage cupboard. Bedroom 6:- 4.9m x 3.7m Window to the front. Window to the side. Bathroom:- Window to the front. Bath with mixer tap and shower attached. Handwash basin. WC. Tiled walls. Loft access.

Garage

Double door access. Windows. Internal access.


Garden

Gated driveway to the side with access to the garage. Possibility to fit 4/5 cars. Lawned garden to front and side with path up to the property.

TRADING PLACES

Asking Price £1,100,000
239 Seymour Grove, M16 9QS



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		75
(55-68) D	54	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC 

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