



3 Wilton Avenue, Old Trafford, Manchester M16 0JH

3 bedroom semi-detached house—Offers over £415,000

3 Wilton Avenue, Old Trafford, Manchester M16 0JH

Offers over £415,000 — 3 bedroom semi-detached house

sales@cgpooks.co.uk

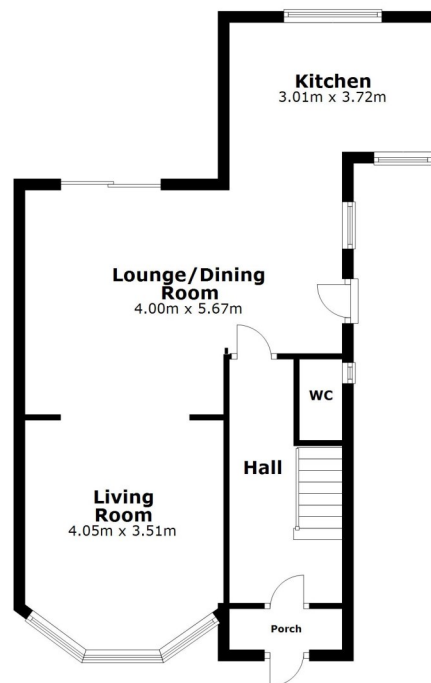
An attractively refurbished semi detached house situated in a quiet cul-de-sac location in a popular residential area just a few minutes walk from the metrolink to the city centre and close to neighbourhood shops and schools. No chain.

KEY FEATURES

- Recently renovated to a high standard
- uPVC double glazed windows and gas central heating with newly fitted gas boiler
- Newly fitted spacious open plan breakfast kitchen with patio doors to rear garden
- Integrated kitchen appliances including induction hob, Bosch oven/microwave, dishwasher, washing machine and fridge freezer
- Recently refitted bathroom with bath and walk in shower cubicle
- Ground floor WC
- Gas supply to living room fireplace if required
- Generously sized level rear garden with natural stone patio
- Brick paved driveway providing off-road parking for one car
- Street parking
- Walking distance to local shops at Great Stone Road (0.2miles), Chorlton Centre with shops, bars and restaurants (0.7 miles) and Tesco and Aldi supermarkets (0.7miles)
- Short walk to Old Trafford Metrolink (0.2 miles) which is a 9 minute tram ride to Deansgate-Castlefield in the city centre.
- 2.2 mile drive to city centre
- Ideally placed for local schools with Kings Road Primary School, St Hilda's CE Primary School and Stretford Secondary School all within a 5 minute drive.

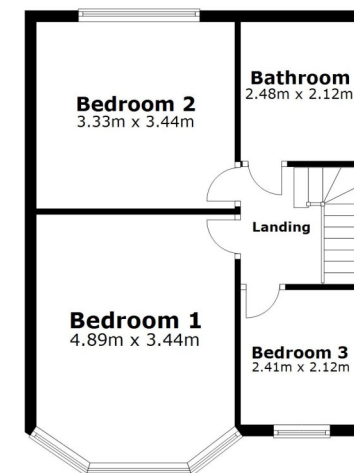
Ground Floor

Approx. 55.3 sq. metres



First Floor

Approx. 43.2 sq. metres



Total area: approx. 98.6 sq. metres

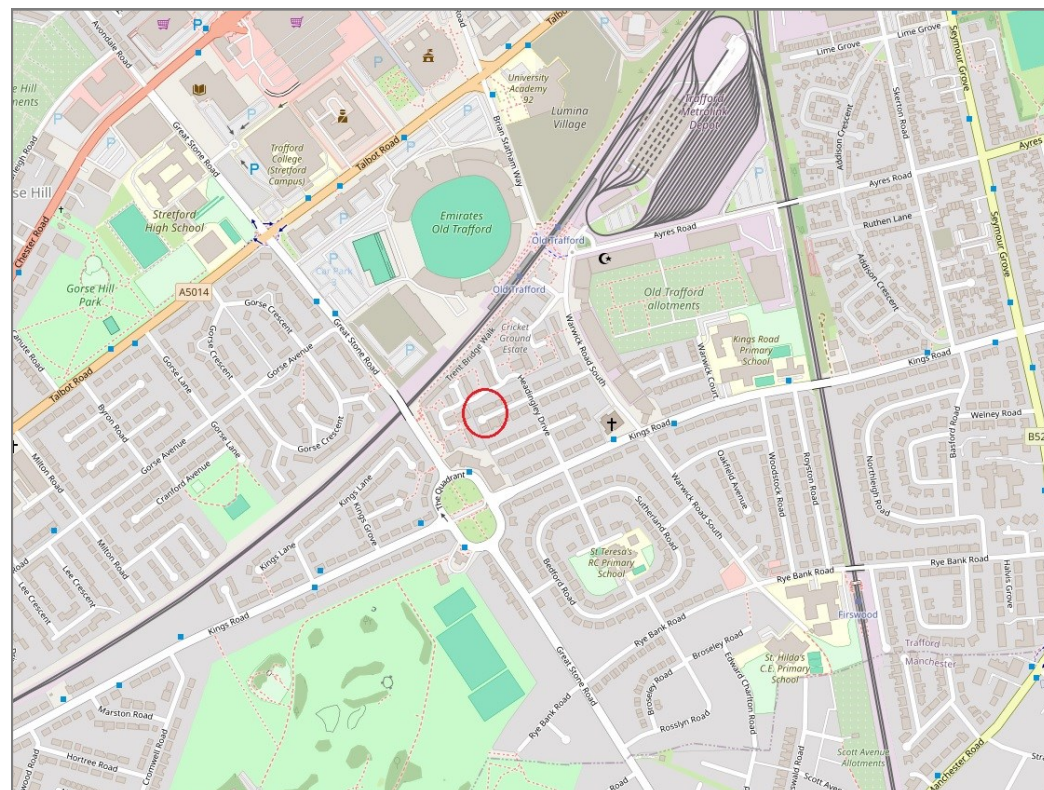








3 Wilton Avenue, Old Trafford, Manchester M16 0JH



Tenure **Leasehold**
Lease Length **999 years from 1933**
Ground Rent **£5 per annum**

The freeholders have verbally offered to sell the freehold of the property to the new owners for £1,500 plus VAT plus their £750 plus VAT legal costs if buyers are interested in doing so. Buyers should confirm these figures with the freeholders prior to exchanging contracts if this is important to them.

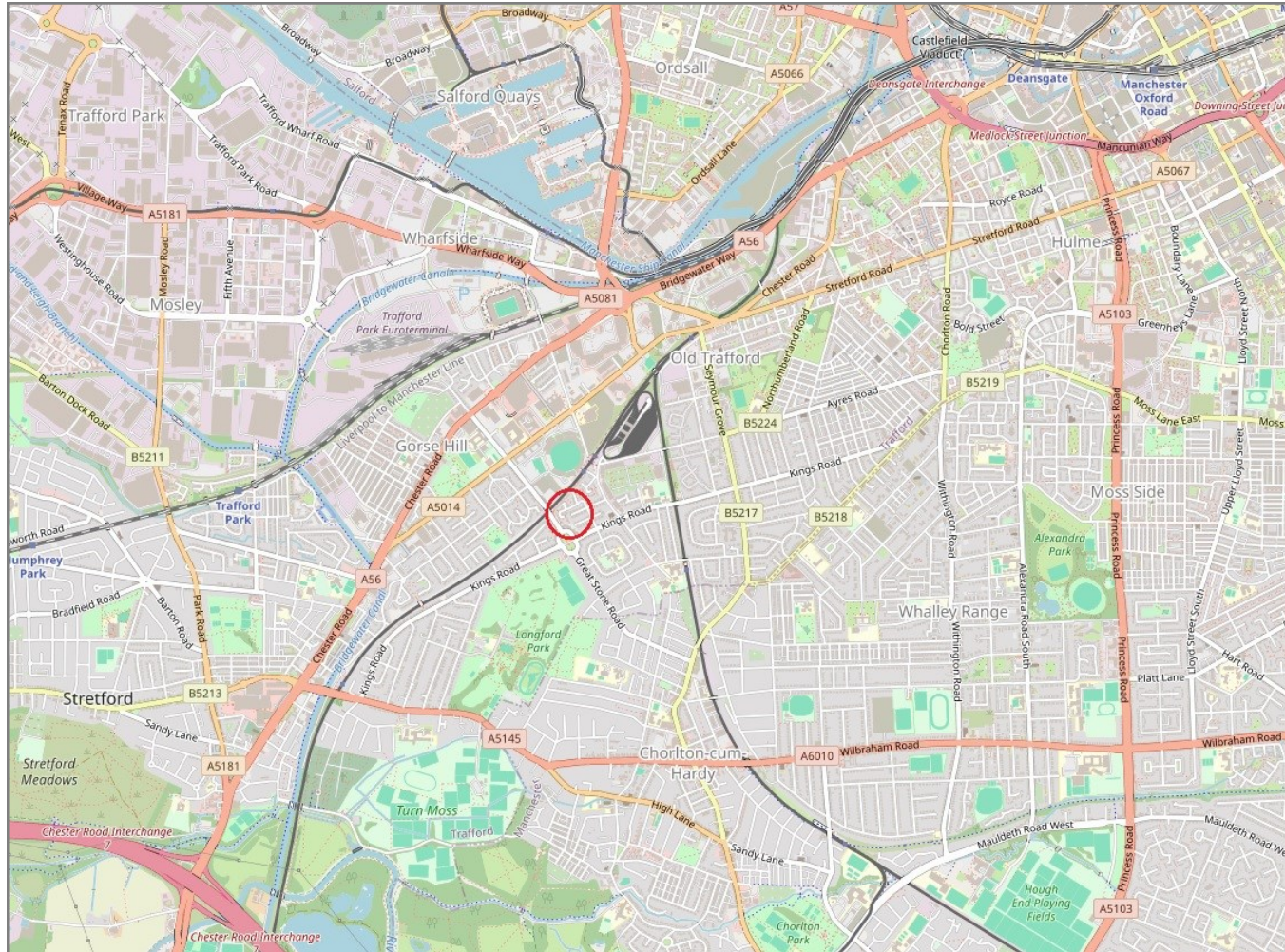
Local Authority **Shropshire Council**
Council Tax **Band C**
EPC Band **TBC**
Services **All mains services are connected**

3 Wilton Avenue, Old Trafford, Manchester M16 0JH

Coopergreenpooks.co.uk

£415,000 — 3 bedroom semi-detached house

sales@cgpooks.co.uk



IMPORTANT NOTICE: Cooper Green Pooks for themselves and for the lessors or vendors of this property whose agents they are give notice that: 1 No appliances, services or service installations have been tested and no warranty as to suitability or serviceability is implied. Any prospective purchaser or lessee is advised to obtain verification from their surveyor or solicitor. 2. The particulars are set out as a general outline only for the guidance of the intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract. 3. All descriptions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or lessees should not rely on them as statements or representation of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. 4. No person in the employment of Cooper Green Pooks has any authority to make or give any representation or warranty whatsoever in relation to this property. 5. All rentals and prices are quoted exclusive of Stamp Duty, legal and surveyors fees and any other associated purchasers or lessees costs. 6. Floor plans are indicative only and should not be relied on. 7. The plan showing the boundary of the property is indicative only and has not been checked against the legal title so should not be relied on. 8. All dimensions, floor areas and site areas are only approximate and should not be relied on. Dimensions are generally maximum room dimension.