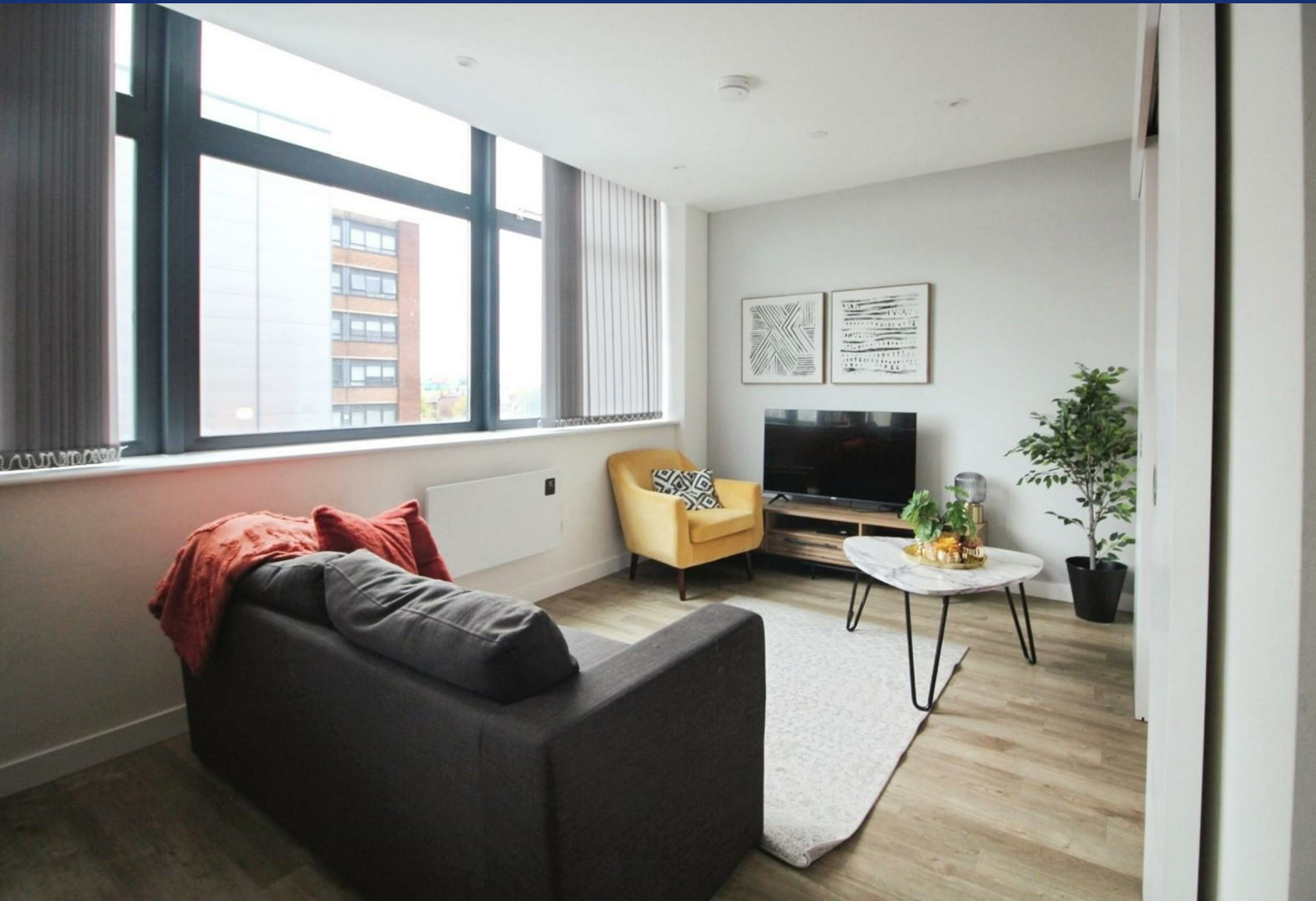


HUNTERS®

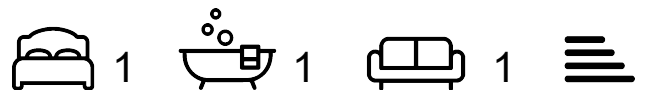
HERE TO GET *you* THERE



48 Seymour Grove

Old Trafford, Manchester, M16 0YL

Offers Over £160,000



Council Tax: A



Paragon 48 Seymour Grove

Old Trafford, Manchester, M16 0YL

Offers Over £160,000



- GREAT LINKS INTO MANCHESTER CITY CENTRE
- WITHIN 1.0 MILE WALKING DISTANCE TO OLD TRAFFORD FOOTBALL CLUB
- WITHIN 07 MILE WALKING DISTANCE TO OLD TRAFFORD CRICKET CLUB
- INTEGRATED KITCHEN APPLIANCES
- PRICE INCLUDES ALL FIXTURES, FITTINGS & FURNITURE
- SERVICE CHARGE & GROUND RENT COMBINED £2496 PER ANNUM
- COUNCIL TAX BAND A
- EPC - C
- 996 YEARS REMAINING ON LEASE

A beautifully kept ready made one- bedroom apartment in the well desired area of Old Trafford with great links into Manchester city centre. Immaculately kept with laminate wood flooring through-out. An open- plan living come kitchen/dining area perfect for the modern professional.

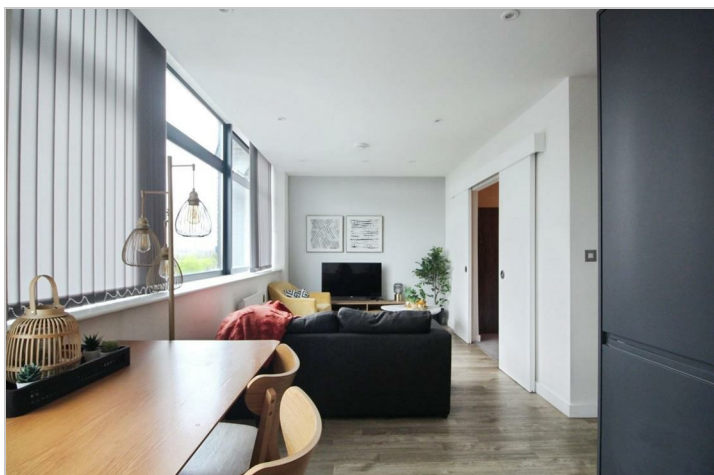
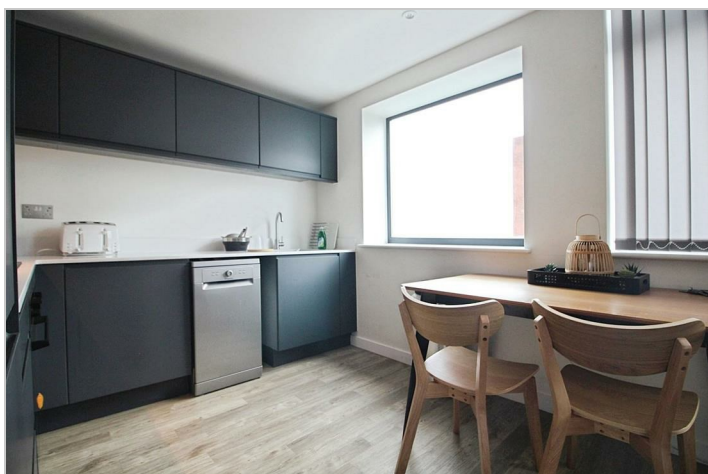
The kitchen has integrated appliances that creates a sleek look, including a family sized fridge/freezer, electric hob and fan assisted oven. It also benefits from an evermore desirable dishwasher. Plenty of cupboard and unit top space for preparing meals.

A spacious bathroom including bath with overhead shower, wash basin and W/C with a large back wall mirror. Sleek and modern design of grey wall tiles with a great finish.

Sliding doors open to the bedroom that is a cosy space and yet still spacious enough for the double bed and wardrobes.

Please note all furniture comes included in the price.

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take his responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45 + VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sales.



Road Map



Hybrid Map



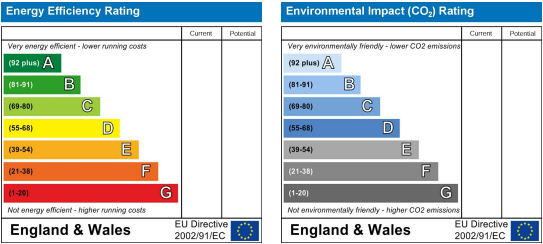
Terrain Map



Viewing

Please contact our Hunters South Manchester Office on 0161 945 9000 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.