

74 St. Johns Road, Old Trafford, Trafford, M16 9QP



JP&Brimelow
ESTATE AGENTS

Offers In The Region Of £365,000

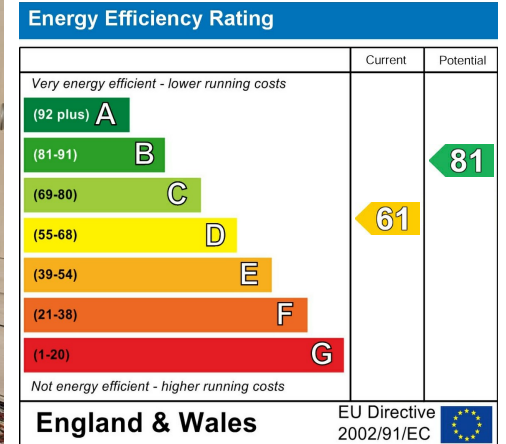
 3  1  2  D

VIDEO TOUR AVAILABLE An extended THREE BEDROOM, bay-fronted semi-detached property situated on a highly popular residential road, off Kings Road in Old Trafford. IN NEED OF COMESTIC UPDATING THROUGHOUT. On the borders of Whalley Range, the property is close to Manley Park and Seymour Park "outstanding" registered local Primary Schools. A twenty-minute walk to the Metrolink station at Trafford Bar giving direct access to Manchester City Centre, Media City and Manchester International Airport. The well-planned accommodation consists; a porch, entrance hallway, a dining room with bay window to the front aspect, lounge with views into the rear garden and a kitchen/breakfast room with access into the garage completes the ground floor and has access out into the rear enclosed lawned garden. To the first floor there is a landing leading to three bedrooms, a two-piece white bathroom suite and a separate W.C. The property benefits from a lawned front and rear enclosed garden, a paved driveway providing off road parking and a useful garage with access into the rear garden. OFFERED WITH NO VENDOR CHAIN.





EPC Chart



Tenure: **Freehold** Council Tax Band: **C**



JP & Brimelow Estate Agents Ltd
430 Barlow Moor Road, Manchester, M21 8AD
Tel: 0161 8822233
E: sales@jpbrimelow.co.uk www.jpandbrimelow.co.uk



JP & Brimelow
ESTATE AGENTS

NOTICE: JP & Brimelow Estate Agents Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that:

- (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;
- (ii) all descriptions, dimensions, references to the 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 tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
- (iii) no person in the employment of JP & Brimelow Estate Agents Ltd has any authority to make or give any representation or warranty whatever in relation to this property.

jpandbrimelowestateagents

@jpandbrimelow