

3 South Croston Street, Old Trafford, Trafford, M16 7WP



**JP&Brimelow**  
ESTATE AGENTS



# Offers In The Region Of £280,000

 4  2  2  B


\*\*\*VIDEO TOUR AVAILABLE\*\*\* This impressive three-storey townhouse in the heart of Old Trafford, off Ayres Road offers a spacious accommodation over three floors with FOUR DOUBLE BEDROOMS. The property consists of a welcoming lounge, a modern fitted kitchen with access to the rear of the property and a convenient downstairs cloakroom/W.C. whilst to the first floor, you'll find two spacious double bedrooms. Stairs ascend to the second floor revealing a further two double bedrooms. The property features a south west facing rear garden with a patio and faux lawned area, gas fired central heating and for added convenience, two secure off-street parking spaces are provided, with remote-controlled gate access. Ideally located, just a few minutes from the City Centre, Castlefield, Deansgate and Chorlton yet within a well-established residential area that provides access to local parks as well as amenities on Ayres Road.







## EPC Chart

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			<b>94</b>
(81-91) <b>B</b>		<b>83</b>	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	



Tenure: **Leasehold** Council Tax Band: **B**



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