

64 Kings Road, Old Trafford, Trafford, M16 7GY



**JP&Brimelow**  
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\*\*\*VIDEO TOUR AVAILABLE\*\*\* A spacious & well-presented THREE DOUBLE BEDROOM, period, bay fronted mid terrace property located off Seymour Grove in Old Trafford.

Situated on a highly desirable residential road with a selection of shops on Ayres Road, several parks and Seymour Park Primary School on your doorstep. Close to fantastic local transport links, a Bus route into the city centre at the end of the road, a short walk to Trafford Bar Metrolink station.

The accommodation comprises; a vestibule, entrance hallway with access to chamber cellars, a through lounge with bay window to the front aspect opening to a dining area with French doors leading out into the rear enclosed courtyard garden, a utility room/W.C and a fitted kitchen with a breakfast island completes the ground floor with access out into the rear courtyard garden.

To the first floor the landing reveals three good sized double bedrooms and a white three-piece bathroom completing this delightful home.

The property benefits an alarm system, further storage available in the lined attic, enclosed front garden, a useful chamber cellar providing additional storage for bikes, a study room to the front of the cellar, warmed by gas fired central heating and a paved enclosed courtyard style garden to the rear with a reinforced garden shed and access into the rear service alleyway.


Early inspection is highly recommended due to the location and space available in this attractive home.

£385,000





## EPC Chart

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>84</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>62</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>			EU Directive 2002/91/EC 



Tenure: Leasehold Council Tax Band: B



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