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







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

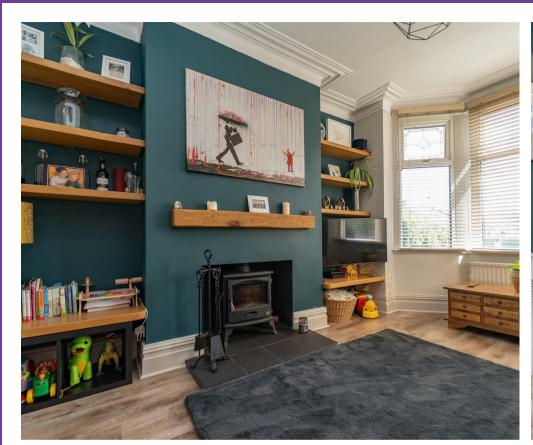
Situated on a highly desirable residential road with a selection of shops on Ayres Road, several parks and Seymour Park Primary School on your doorstep. Close to fantastic local transport links, a Bus route into the city centre at the end of the road, a short walk to Trafford Bar Metrolink station.

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.











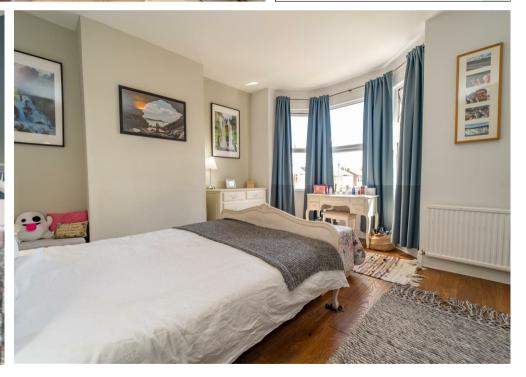




## EPC Chart

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Not energy efficie	ent - higher	runnin	g costs			





Tenure: Leasehold Council Tax Band: B

## **Ground Floor First Floor** Kitchen .59m x 2.93m (15'1" x 9'7") Bedroom 3 3.92m x 2.96m (12'10" x 9'9") Utility Room Bathroom **Basement** Landing Dining Room Bedroom 2 4.59m (15'1") max x 2.87m (9'5") 3.96m x 2.91m (13' x 9'7") Entrance Hall Bedroom 1 Study 3.48m x 3.38m (11'5" x 11'1") Lounge 4.57m (15') max into bay x 4.57m (15') 4.55m (14'11") max into bay x 3.41m (11'2")

JP & Brimelow Estate Agents Ltd 430 Barlow Moor Road, Manchester, M21 8AD Tel: 0161 8822233

E: sales@jpbrimelow.co.uk www.jpandbrimelow.co.uk















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