

180 Ayres Road, Old Trafford, Trafford, M16 9QB



**JP & Brimelow**  
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\*\*\*VIDEO TOUR AVAILABLE\*\*\* A spacious and well-presented FOUR DOUBLE BEDROOM, bay fronted period mid terrace home situated in Old Trafford on Ayres Road.

A short walk to the popular bars, restaurants and cafés on Manchester Road in Chorlton. Just a short stroll to both Seymour Park and Hullard park to enjoy the open green space, with Seymour community primary school nearby and access to the secondary schools in Trafford.

The well-proportioned property consists; a porch, an entrance hall allowing access down into the useful chamber cellars, a good-sized lounge with bay window to the front aspect with double doors leading through to the dining room with views into the rear garden. There is a good-sized fitted kitchen to the ground floor with access out into the rear enclosed garden.

Stairs leading to the first-floor landing revealing three double bedrooms, the master benefitting from built in wardrobes and a bay window to the front aspect and a white three-piece family bathroom.

To the second floor there is a landing leading to a further double bedroom that completes this fantastic period home.

The property benefits from having gas fired central heating, high ceilings, picture rails and ceiling coving, a driveway providing off road parking for multiple vehicles to the front and a rear enclosed garden.


Within strolling distance to Trafford Bar Metrolink station, giving you direct access into the city centre, Media City and Manchester International Airport.

£500,000





### EPC Chart

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>80</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>59</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: C



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