

252 Ayres Road, Old Trafford, Trafford, M16 9GE

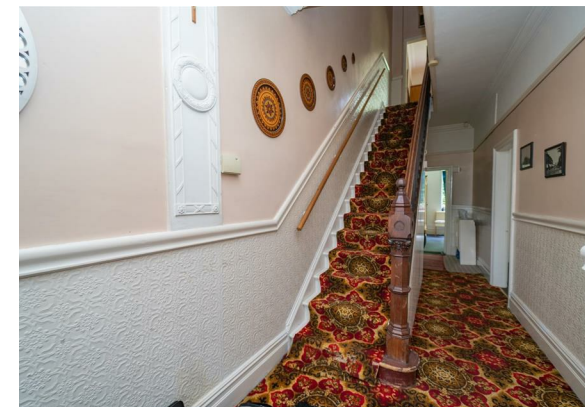


JP & Brimelow
ESTATE AGENTS

Offers In The Region Of £475,000


4 1 2 D

An attractive and spacious FOUR BEDROOM property. Three double bedrooms with a further bedroom/study. This bay fronted semi-detached property here in the heart of Old Trafford has three large reception rooms and is located off Seymour Grove. IN NEED OF FULL UPDATING AND RENOVATION THROUGHOUT. Situated on a highly desirable and sought-after tree-lined residential road and within easy walking distance of the centre of Old Trafford. Seymour Park is positioned to the rear aspect, as well as the Metrolink Station at Trafford Bar which gives you direct access into the City Centre and Media City, and Seymour Park Primary School all being a two-minute walk away. In brief, the spacious accommodation comprises; porch, an entrance hall with access down into the useful chamber cellars, a lounge with a bay window to the front aspect, a dining room with a box bay window to the side aspect and sliding doors leading to a kitchen with access out to the side aspect and a family room to the rear aspect with views into the rear enclosed garden completes the ground floor. To the first floor there is a landing with access into the loft, three double bedrooms, a useful office/nursery room and a three-piece family bathroom. The property benefits from many period features, high ceilings, warmed by gas fired central heating, a gated driveway providing ample off-road parking to the side of the property, a front and rear private enclosed garden. Viewing highly recommended to appreciate the potential to this fantastic home.





EPC Chart

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		80
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	



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



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