

12 Wood Road North, Old Trafford, Trafford, M16 9QG



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VIDEO TOUR AVAILABLE A spacious and beautifully presented FOUR BEDROOM, semi-detached property, spread over three floors. Situated on a residential tree lined road here in Old Trafford.

Within easy walking distance to the Metrolink station at Firswood & bus routes on Upper Chorlton Road giving you direct access into Media City and City life. Nearby is the centre of Chorlton that provides a lively and vibrant atmosphere and includes street cafes, bars and independent restaurants. Located close by to two Ofsted rated outstanding primary schools.

In brief, the well-planned accommodation comprises; A good sized entrance hall, a lounge to the front aspect, a useful storage cupboard and a utility area leading into a downstairs W.C. A large, stunning open plan fitted kitchen/ dining area can be found to the rear of the ground floor with bi-fold doors leading out into the rear enclosed garden. The downstairs is complete with energy-efficient underfloor heating.

To the first floor there is a landing leading to three bedrooms and a four-piece family bathroom. Stairs lead to the second floor, where you will find a further double bedroom with built in storage and a three-piece en-suite shower room, completing this fantastic family home.


The property benefits from high ceilings throughout, gas fired central heating, 10-year new build warranty from 2016, a large rear enclosed garden and an alarm system.

£485,000





EPC Chart

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		86	93
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC 	



Tenure: Freehold Council Tax Band: C



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