

98 Stanley Road, Old Trafford, Trafford, M16 9DH



**JP & Brimelow**  
ESTATE AGENTS



# Offers In The Region Of £395,000




\*\*\*VIDEO TOUR AVAILABLE\*\*\* An attractive and spacious, THREE DOUBLE BEDROOM, bay-fronted terrace property located in Old Trafford. Situated on a quiet, residential road, within walking distance of all amenities and two minutes from the Metrolink stop at Trafford Bar. Seymour and Hullard Park are nearby, several primary schools are on your doorstep, as are easy transport links to the City Centre, Media City and Manchester Airport. In brief the accommodation comprises an entrance hall with access to a through lounge/ dining room with a bay window to the front aspect, a kitchen with double patio doors leading into a rear enclosed SOUTH FACING garden with patio, decking and seating, plus a shower room and access off the hallway into a useful double chamber cellar. To the first floor there is a landing leading to three good-sized bedrooms and a three-piece family bathroom. Additionally, there is a large bedroom to the second floor completing this fantastic house. The property benefits from gas fired central heating, front and rear enclosed gardens, high ceilings and an alarm system. OFFERED WITH NO VENDOR CHAIN.







## EPC Chart

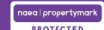
Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp;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



Tenure: **Leasehold** Council Tax Band: **B**



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