

7 Noor Gardens Blackburn Street, Old Trafford, Trafford, M16 9GH



JP&Brimelow
ESTATE AGENTS

Offers In The Region Of £445,000




VIDEO TOUR AVAILABLE A brand-new development of FIVE townhouses situated in a highly popular residential area in Old Trafford positioned off Henrietta Street. Within a short walk of Ayres Road that provides a lively/vibrant atmosphere and includes an array of amenities. There are a variety of local shops catering for day-to-day requirements including the popular award winning Barbakan delicatessen and the Unicorn (Manchester's co-operative grocery) on Manchester Road in Chorlton. The well planned and spacious accommodation set over four floors comprises; An entrance hall, a separate entrance via the underground private garage and store room also allows access into the property. There is a double bedroom with an en-suite three-piece shower room to the ground floor along with a fitted kitchen/dining room with access out into the rear enclosed garden. To the first floor there is a landing leading to a good-sized lounge, two further bedrooms and a three-piece family bathroom. Whilst the second floor reveals a landing and a master bedroom with a three-piece en-suite shower room. The houses benefit from double glazing, gas fired central heating, EV charge, 10-year NHBC Guarantee, there is off-road parking situated underground to the rear of the property. OFFERED WITH NO VENDOR CHAIN. (All enquiries please email: sales@jpbprimelow.co.uk).





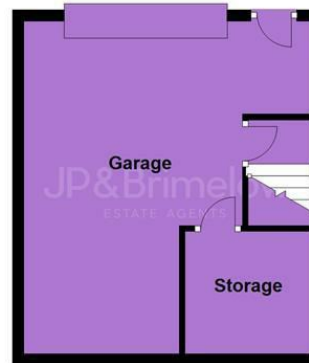
EPC Chart

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A	87	88
(81-91) B		
(69-80) C		
(55-68) D		
(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:

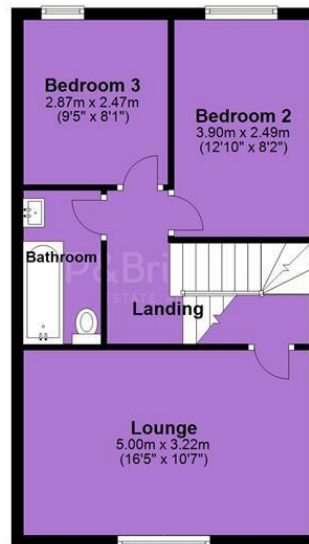
Basement



Ground Floor



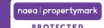
First Floor



Second Floor



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