

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



**JP&Brimelow**  
ESTATE AGENTS

# Offers In The Region Of £425,000

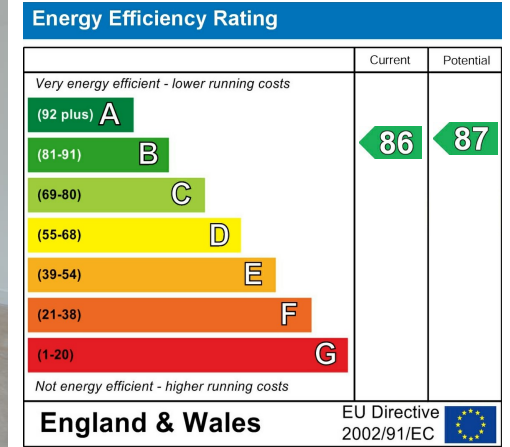
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\*\*\*VIDEO TOUR AVAILABLE\*\*\* A brand-new FOUR BEDROOM Mid-townhouse property, situated in a highly popular residential area in Old Trafford positioned off Henrietta Street. Within a short walk of Ayres Road that provides a lively/vibrant atmosphere 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 ensuite 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 ensuite 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@jpbrimelow.co.uk](mailto:sales@jpbrimelow.co.uk)).



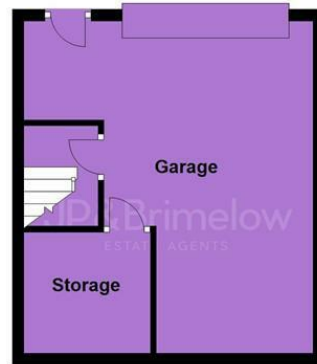


## EPC Chart

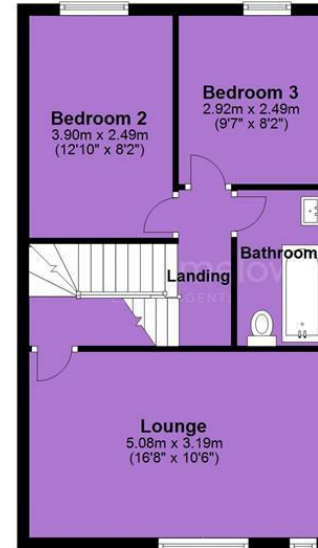


Tenure: **Freehold** Council Tax Band: **C**

### Basement



### First Floor



### Ground Floor



### Second Floor



JP & Brimelow Estate Agents Ltd  
 430 Barlow Moor Road, Manchester, M21 8AD  
 Tel: 0161 8822233  
 E: sales@jpbrimelow.co.uk www.jpandbrimelow.co.uk



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