

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

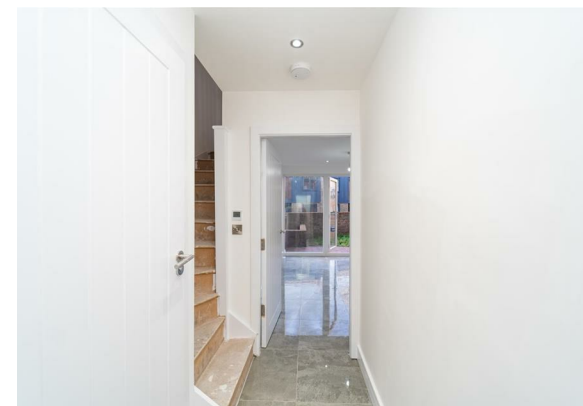


JP&Brimelow
ESTATE AGENTS

Offers In The Region Of £340,000




VIDEO TOUR AVAILABLE A brand-new THREE BEDROOM Mid-terrace 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 three floors comprises; An entrance hall, a downstairs W.C, open plan lounge/dining with access out into the rear enclosed garden and a fitted kitchen area completes the ground floor. To the first floor there is a landing leading to two double bedrooms, one benefits from an ensuite three-piece shower room and a three-piece family bathroom. Whilst the second floor reveals a landing and a master bedroom. The houses benefit from double glazing, gas fired central heating, 10-year NHBC Guarantee and on street parking. OFFERED WITH NO VENDOR CHAIN. (All enquiries please email: sales@jpbrimelow.co.uk).





EPC Chart

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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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