

12 Wellington Crescent, Old Trafford, Trafford, M16 9RG



JP&Brimelow
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 4  2  2  D

VIDEO TOUR AVAILABLE A rare opportunity to purchase this FOUR BEDROOM, bay fronted detached property. Occupying a good-sized plot on this highly popular residential, tree lined road, off Upper Chorlton Road here in Old Trafford.

The property is close to several local primary schools, the fantastic Seymour Park nearby, with highly regarded Trafford Grammar Schools served by either local bus routes or by the East Didsbury Metrolink at Firwood (5 mins) or the Altrincham Metrolink line at Trafford Bar (10 mins).

The Hilary Step Bar, The Kaana South Asian Canteen and a selection of shops are all located on Upper Chorlton Road, the local amenities of Chorlton are a short walk. Transport links are excellent with the Metrolink stations at Firwood (5 min walk) and Trafford Bar (10 min) providing access to Media City, the Airport & City centre life.

In brief, the well-planned accommodation comprises of; A porch, a reception hall, under stairs cloak room, a lounge with bay window to the front aspect, an extended family room leading to a dining room with access out into the rear enclosed lawned garden, a fitted kitchen/breakfast room, a downstairs Wet room, a rear porch with access into the rear garden and stairs leading down to the useful cellar.

Whilst to the first floor the landing reveals three double bedrooms, a single bedroom/nursery, a separate W.C and a modern two-piece bathroom.

The property retains a host of original features such as high ceilings, ceiling coving, majority double glazed windows, a new roof in 2024 and a useful cellar. The property also benefits from gas fired central heating, a gated driveway providing ample off-road parking and a garage and front and rear enclosed lawned gardens.

£750,000





EPC Chart

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Tenure: Leasehold Council Tax Band: D



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