

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



JP&Brimelow
ESTATE AGENTS



 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.

£595,000





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



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



JP & Brimelow
 ESTATE AGENTS

NOTICE: JP & Brimelow Estate Agents Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that:

- (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;
- (ii) all descriptions, dimensions, references to the condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
- (iii) no person in the employment of JP & Brimelow Estate Agents Ltd has any authority to make or give any representation or warranty whatever in relation to this property.

jpandbrimelowestateagents

@jpandbrimelow

