

Flat 4 Stanley Court, Stanley Road, Old Trafford, Trafford, M16 9DL



JP&Brimelow
ESTATE AGENTS

Offers In The Region Of £189,950

 3  1  1  D

VIDEO TOUR AVAILABLE A THREE BEDROOM, first floor apartment, located in Old Trafford. Situated on a quiet residential road within walking distance of all amenities and two minutes from the Metrolink stop at Trafford Bar. Seymour and Hullard Park are nearby, several primary schools are on your doorstep, as are easy transport links to the City Centre, Media City and Manchester Airport. This apartment offers well planned and spacious accommodation throughout and consists of a communal entrance hallway with stairs to all floors, a private entrance hallway, a storage room which could also be used as a study, a lounge, a fitted kitchen with a balcony, a three-piece bathroom suite, two good sized double bedrooms one with built in storage and a further bedroom with a balcony. The apartment also benefits from electric heating and communal off road parking. Would ideally suit a first time buyer or investor. OFFERED WITH NO VENDOR CHAIN.





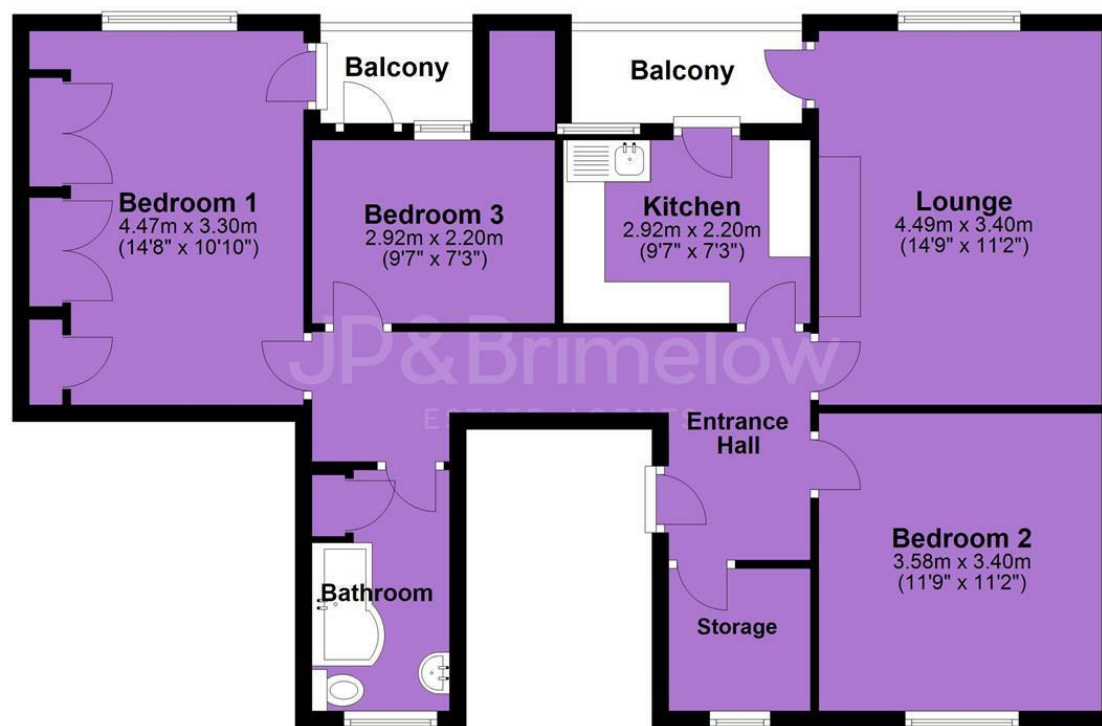
EPC Chart

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: **Leasehold** Council Tax Band: **A**

First 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



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