

29 Albion Street, Old Trafford, Trafford, M16 9LZ



JP&Brimelow
ESTATE AGENTS

Offers In The Region Of £320,000


 3  1  2  D

VIDEO TOUR AVAILABLE A beautifully presented THREE BEDROOM, garden-fronted, period mid-terraced property located on a sought-after residential street in Old Trafford, just off Ayres Road. Conveniently located within walking distance of local amenities, Seymour and Hullard Parks, Seymour Park Primary School, transport links to the City Centre, Media City on Upper Chorlton Road, and the Metrolink station at Trafford Bar. In brief, the accommodation consists of an entrance hall, a through lounge/dining room, leading to a fully fitted and modern kitchen, with access into the rear enclosed courtyard. Whilst to the first floor there is a landing leading to three well-proportioned bedrooms and a three-piece family bathroom suite. The property benefits from gas fired central heating, a walled front garden, luxury Vinyl flooring to both the kitchen and bathroom and to the rear there is an enclosed courtyard style garden. This property would make an ideal first-time buy or a family home and early internal viewing is highly recommended to fully appreciate this fantastic home.





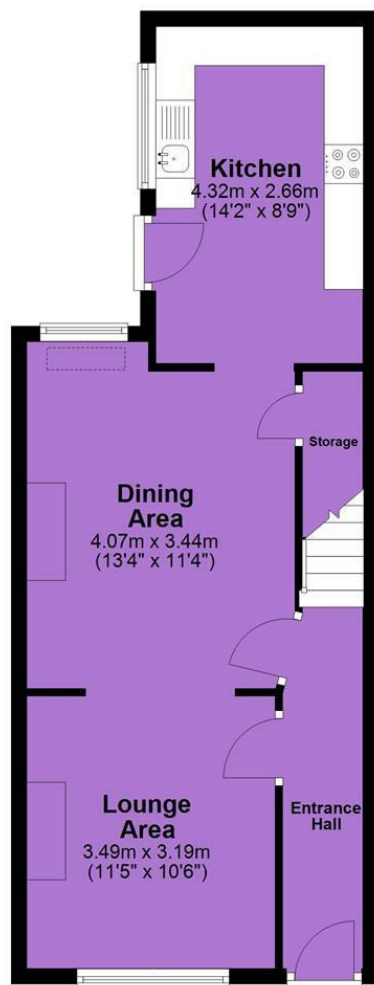
EPC Chart

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C		62	
(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	

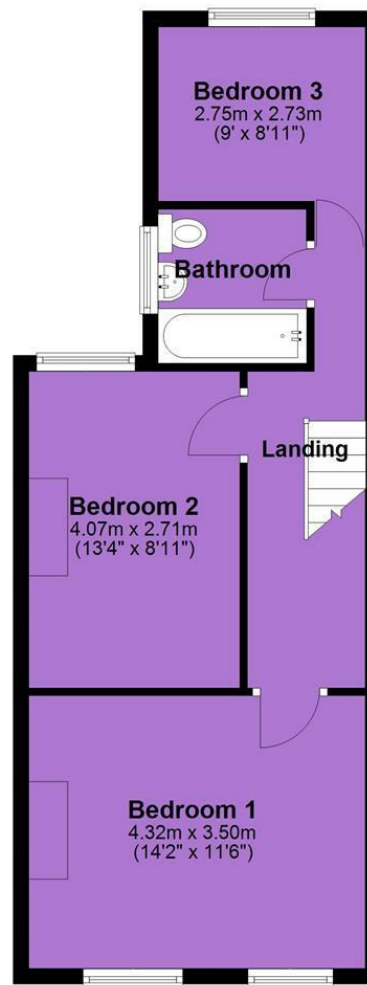


Tenure: **Freehold** Council Tax Band: **A**

Ground Floor



First Floor



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