

45 Premier Street, Old Trafford, Trafford, M16 9WB



**JP&Brimelow**  
ESTATE AGENTS



# Offers Over £320,000

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\*\*\*VIDEO TOUR AVAILABE\*\*\* A beautifully presented THREE DOUBLE BEDROOM, period terrace property here in lively Old Trafford. Located on a highly desirable, tree-lined residential street just off Ayres Road, this property is within easy walking distance of the heart of Old Trafford and the fantastic Hilary step pub. Nearby amenities include Hullard Park, Seymour Park, and the Trafford Bar Metrolink Station, offering direct connections to Manchester City Centre, Salford Quays and Media City. Within a 30 minute walk to Chorlton and its array of bars and restaurants and Excellent bus routes also provide convenient access to Chorlton. Additionally, Seymour Park Primary School is just a ten-minute walk away. This spacious accommodation consists of an entrance hall, a lounge to the front aspect opening to a dining room and a fitted kitchen, providing access into the rear enclosed courtyard style garden. To the first floor there is a landing leading to three double bedrooms and a three-piece family bathroom. The property benefits from many original period features including stunning cast iron fireplaces, is warmed by gas fired central heating, has a rear enclosed courtyard style garden, and a cellar, providing useful storage space.







## EPC Chart

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		87
(81-91)	B		
(69-80)	C	70	
(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**



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