

155 Ayres Road, Old Trafford, Trafford, M16 9NS



**JP&Brimelow**  
ESTATE AGENTS





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\*\*\*VIDEO TOUR AVAILABLE\*\*\* A tastefully extended FOUR BEDROOM, traditional 1930's, bay fronted semi-detached property situated on a popular tree lined road off Seymour grove here in old Trafford.

Within strolling distance to the Trafford Bar Metrolink station, giving you direct access into the city centre, Media City and Manchester International Airport. Also close to the well-known Trafford centre.

A fifteen-minute walk to the popular bars, restaurants and cafés on Manchester Road in Chorlton. Just a short stroll to both Seymour Park and Hullard Park, with Seymour community primary school nearby and access to the secondary schools in Trafford.

The accommodation consists of ; a porch, an entrance hall with built in storage cupboard, a through lounge/dining room with a bay window to the front aspect, an extended fitted kitchen/breakfast/dining area with access into the rear paved garden.

Whilst to the first floor, a landing reveals four bedrooms, a two-piece bathroom and a separate W.C.

The property benefits from high ceilings, picture railings, is warmed by gas fired central heating, has a driveway providing off-road parking and a garage/utility room with power/lightning and access into the kitchen area. OFFERED WITH NO VENDOR CHAIN.

£450,000

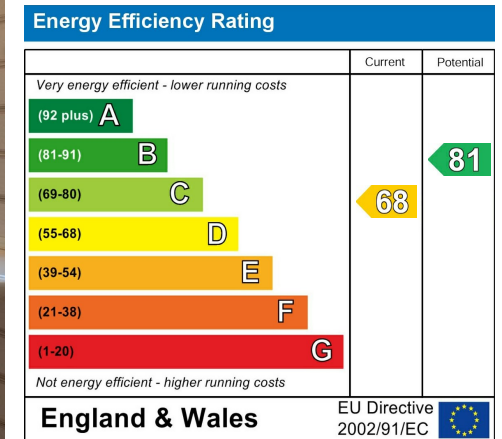






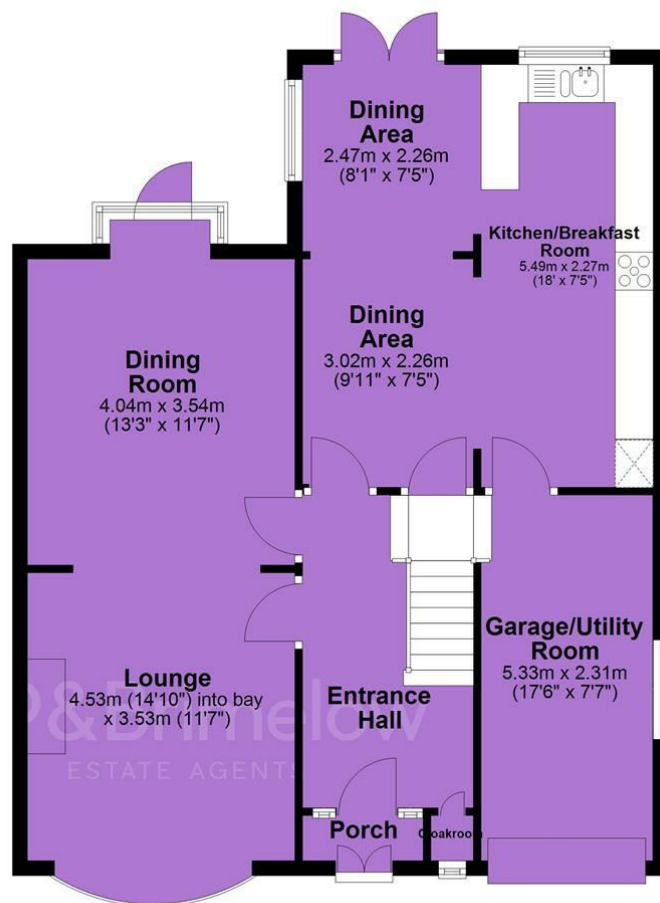


## EPC Chart



Tenure: Leasehold Council Tax Band: D

## Ground Floor



## First Floor



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