

214 Kings Road, Old Trafford, Trafford, M16 0GR



JP&Brimelow
ESTATE AGENTS

Offers In The Region Of £400,000


 3  1  2  D

VIDEO TOUR AVAILABLE An immaculately presented and spacious, THREE BEDROOM, traditional, semi-detached property. Situated within a fifteen-minute walk of the popular bars/restaurants/café on Manchester Road in Chorlton, Longford Park, a selection of primary schools nearby and the Metrolink station at Old Trafford cricket ground giving you direct access into the city centre/Media City and Trafford secondary schools. In brief the property consists of; A porch, an entrance hall with a W.C, a family room to the front aspect with a bay window, a large through living room/dining area with views and access out into the rear garden, a fitted kitchen completes the ground floor. To the first floor the landing reveals two good sized double bedrooms and an additional third bedroom, a white three-piece shower room completes this fabulous home. The property benefits from gas fired central heating, a driveway providing off road parking and a rear enclosed garden.





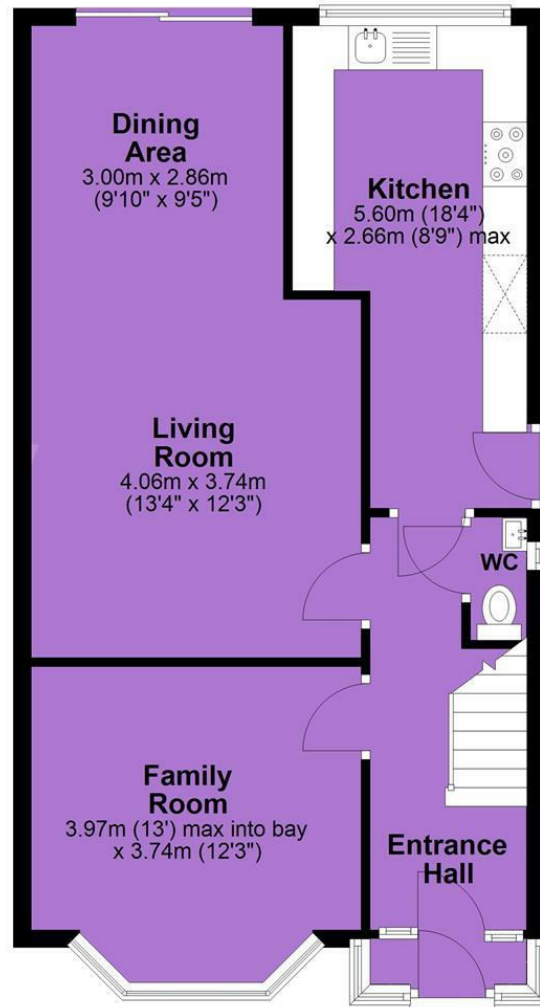
EPC Chart

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			80
(55-68) D		65	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

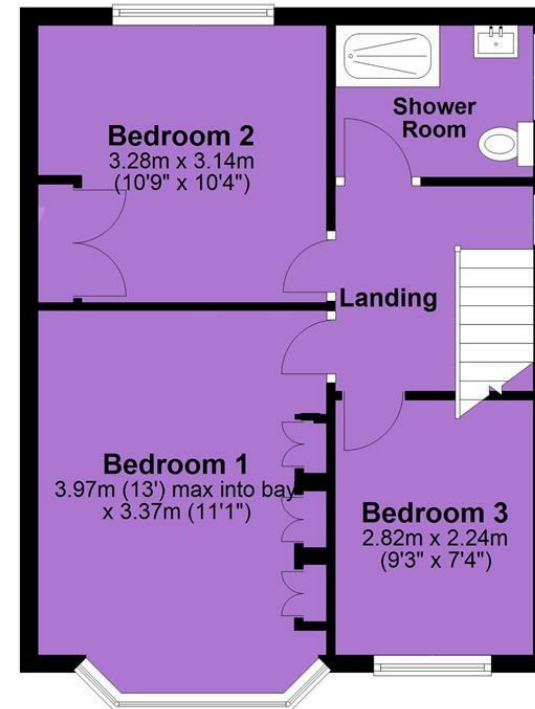


Tenure: **Leasehold** Council Tax Band: **C**

Ground Floor



First Floor



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