

41 Thorpe Street, Old Trafford, Trafford, M16 9PR



**JP&Brimelow**  
ESTATE AGENTS

# Offers In The Region Of £340,000

3 1 2 D

\*\*\*VIDEO TOUR AVAILABLE\*\*\* An attractive & beautifully presented, THREE DOUBLE BEDROOM, bay fronted, mid-terrace property. This Period home here in Old Trafford is situated on a highly desirable and sought-after tree-lined residential road, off Northumberland Road. Within easy walking distance of Ayres Road, Seymour and Hullard Park. The Metrolink station at Trafford Bar gives you direct access into the city centre and Media City and Seymour Park Primary School is on the doorstep. In brief, the accommodation comprises of; a vestibule, an entrance hall, a stylish lounge with bay window to the front aspect with sliding doors opening to the dining room. There is access down into the useful chamber cellars off the dining room. A fabulous fitted kitchen with views and access out into the rear SOUTH facing courtyard completes the ground floor. Whilst to the first floor there is a landing leading to three well-proportioned bedrooms and a modern white three-piece bathroom suite. The property benefits from many original features with high ceilings, stripped and varnished floor boards, gas fired central heating and a rear enclosed courtyard. OFFERED WITH NO VENDOR CHAIN.



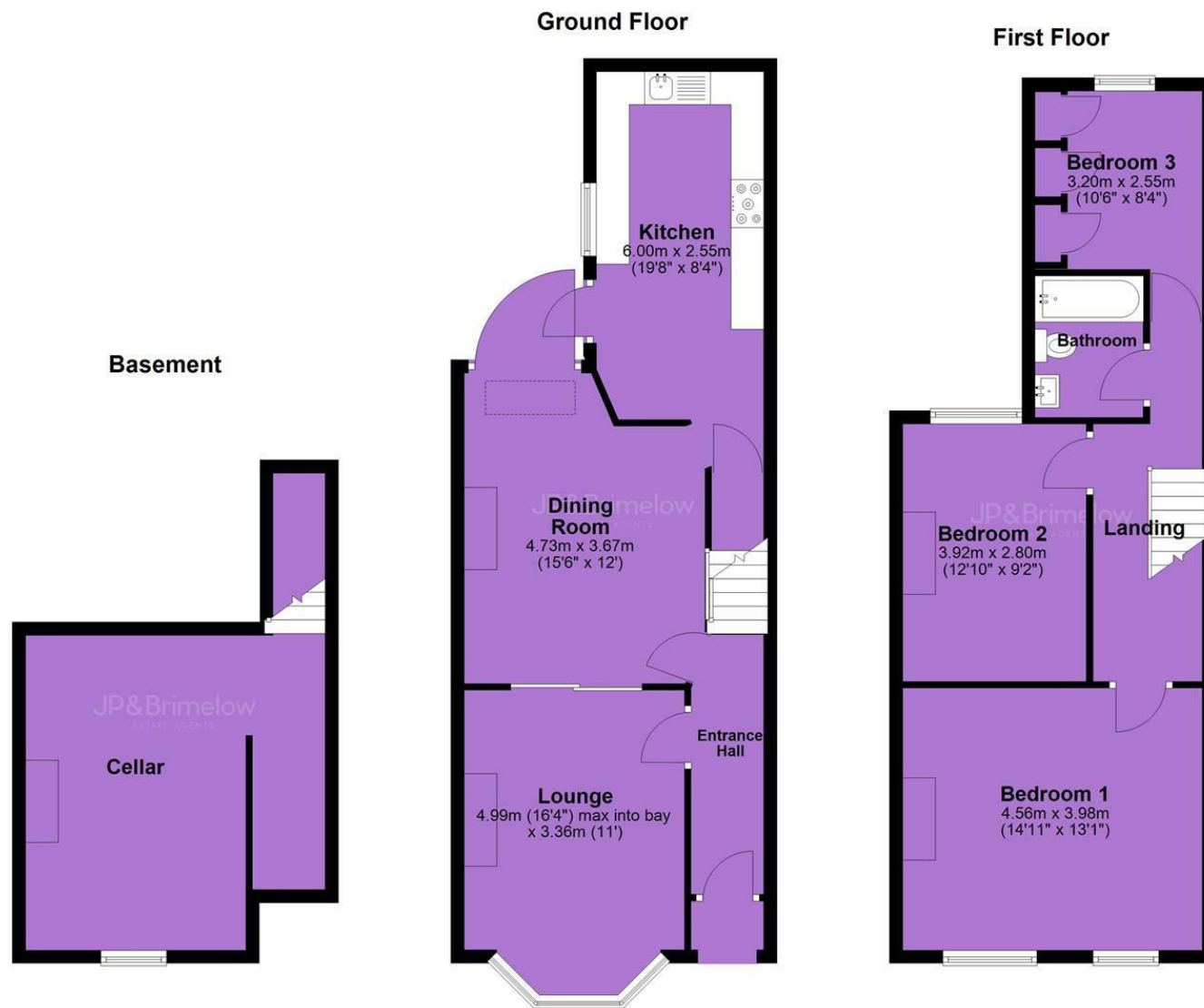


## EPC Chart

| Energy Efficiency Rating                    |                                                                                                             |           |
|---------------------------------------------|-------------------------------------------------------------------------------------------------------------|-----------|
|                                             | Current                                                                                                     | Potential |
| Very energy efficient - lower running costs |                                                                                                             |           |
| (92 plus) <b>A</b>                          |                                                                                                             |           |
| (81-91) <b>B</b>                            |                                                                                                             | <b>85</b> |
| (69-80) <b>C</b>                            |                                                                                                             |           |
| (55-68) <b>D</b>                            | <b>67</b>                                                                                                   |           |
| (39-54) <b>E</b>                            |                                                                                                             |           |
| (21-38) <b>F</b>                            |                                                                                                             |           |
| (1-20) <b>G</b>                             |                                                                                                             |           |
| Not energy efficient - higher running costs |                                                                                                             |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC  |           |



Tenure: **Freehold** Council Tax Band: **B**



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