

4 Grendale Drive, Old Trafford, Trafford, M16 9BN



FOR SALE
JP&Brimelow
ESTATE AGENTS
0161 882 2233

VIEW BY
APPOINTMENT
ONLY

JP&Brimelow
ESTATE AGENTS

Offers In The Region Of £260,000

 3  1  2  C

VIDEO TOUR AVAILABLE A light and well-presented THREE BEDROOM, mid-terrace home located in a prime area of Old Trafford. Set on a highly sought-after residential cul-de-sac adjacent to Hullard Park, this property enjoys a peaceful yet convenient setting. Just a short stroll from Ayres Road, Seymour Park, Trafford Bar Metrolink station, offering direct routes to Manchester City Centre and Media City and within the catchment area of the popular Stretford Road Primary, St Alphonsus Primary and Seymour Park Primary. In summary, the accommodation includes an entrance hallway, a front-facing lounge, and a modern fitted kitchen/dining area with access to a private rear garden. The ground floor also benefits from a convenient downstairs W.C. Upstairs, there are three well-proportioned bedrooms and a four-piece family bathroom. The property is heated by gas-fired central heating and features a lawned front garden, a practical rear garden with a storage shed, and off-road parking for multiple vehicles. Early viewing is highly recommended to appreciate the potential.





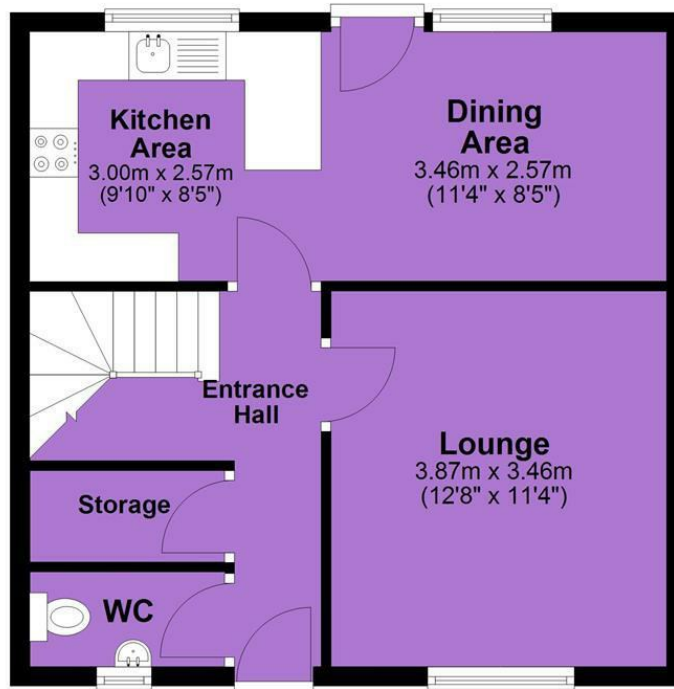
EPC Chart

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	81
(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



JP & Brimelow Estate Agents Ltd
430 Barlow Moor Road, Manchester, M21 8AD
Tel: 0161 8822233
E: sales@jpbrimelow.co.uk www.jpandbrimelow.co.uk



JP & Brimelow
ESTATE AGENTS

NOTICE: JP & Brimelow Estate Agents Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that:

- (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;
- (ii) all descriptions, dimensions, references to the condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
- (iii) no person in the employment of JP & Brimelow Estate Agents Ltd has any authority to make or give any representation or warranty whatever in relation to this property.

jpandbrimelowstateagents

@jpandbrimelow