

18 Fulford Street, Old Trafford, Trafford, M16 9PU



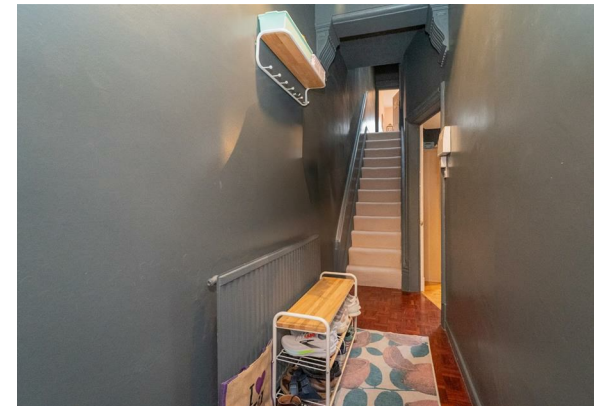
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# Offers In The Region Of £360,000

3 1 2 D


\*\*\*VIDEO TOUR AVAILABLE\*\*\* An attractive and stylishly presented, THREE BEDROOM, bay fronted property situated in Old Trafford. This period mid terrace is located on a highly desirable and sought-after tree-lined residential road. Within easy walking distance of Ayres Road with all of its amenities, Seymour and Hullard Parks are nearby, as well as the Metrolink station at Trafford Bar, giving you direct access into Manchester City centre and Media City. In brief, the accommodation consists of; a porch, an entrance hall, a lounge to the front aspect complete with bay window, a dining area, a modern fully fitted kitchen which has access down into the useful chamber cellars along with views and access out into the enclosed courtyard. Stairs leading to the first-floor landing reveal three good sized bedrooms and modern white three-piece bathroom suite. The property benefits from gas fired central heating, stripped and varnished floor boards, ceiling coving, an alarm system, and a rear enclosed garden.







## 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: **Leasehold** Council Tax Band: **B**



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