

15 Fulford Street, Old Trafford, Trafford, M16 9PX



JP&Brimelow
ESTATE AGENTS

Auction Guide £250,000

3 1 2 C

VIDEO TOUR AVAILABLE A traditional THREE BEDROOM, end terrace, box bay fronted period property. Located on a highly desirable, tree-lined residential street. Just a short walk from Ayres Road in Old Trafford. Seymour and Hullard Parks are nearby, as well as Seymour Park Primary School just a 5-minute walk. The Trafford Bar Metrolink station offers direct connections to the city centre and Media City. The thoughtfully arranged accommodation features an entrance hall, a front-facing lounge with a box bay window, a family room, and a fitted kitchen that allows access into the useful chamber cellars and also out into the private, enclosed garden at the rear. Whilst to the first floor there is a landing leading to three well-proportioned bedrooms and a three-piece bathroom suite. There is access off the landing leading to the useful loft space. The property benefits from gas fired central heating, high ceiling throughout, has useful chamber cellar as well as front and rear enclosed gardens. Early viewing is highly recommended to appreciate this home. Call our team on 0161 882 2233 to book a viewing appointment prior to the AUCTION.





EPC Chart

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	80
(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: **B**



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.

jpandbrimelowestateagents

@jpandbrimelow