

4 Auburn Road, Old Trafford, Trafford, M16 9NT

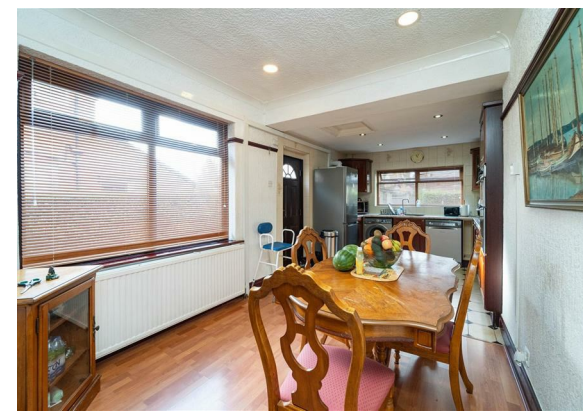
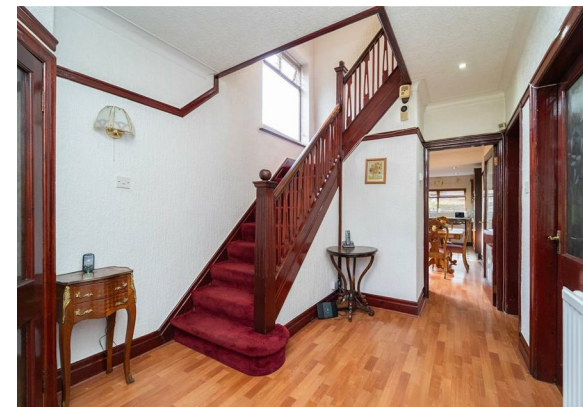


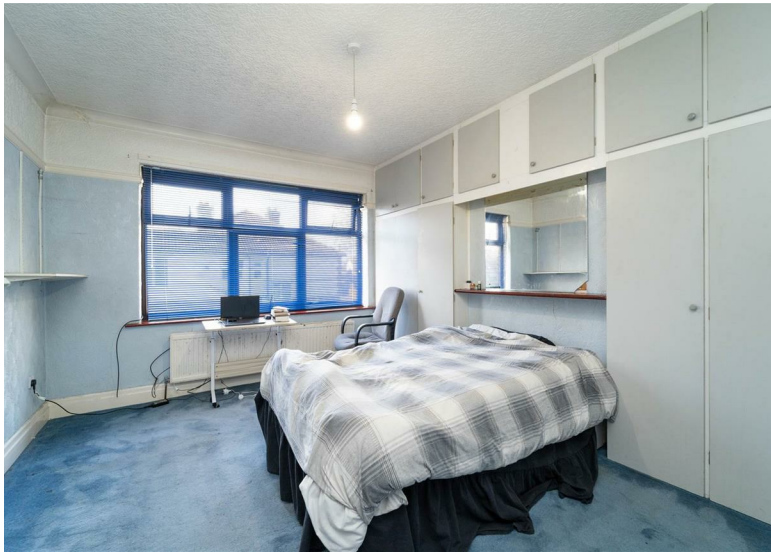
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Offers In The Region Of £380,000

3 1 2 C

VIDEO TOUR AVAILABLE A delightful THREE BEDROOM bay-fronted, semi-detached home located off Ayres Road here in Old Trafford. Positioned on a highly desirable tree lined residential road, the property is within easy walking distance of Seymour & Hullard Park and well-established independent shops. Seymour Park Primary School is at the top of the road and the Metrolink station at Trafford Bar gives direct access into Media City & city life. The well-planned accommodation consists of a porch, an entrance hallway, a dining room opening to a lounge with a bay window to the front aspect and a view to the rear. A fully fitted kitchen/breakfast room with access to the side of the property. To the first floor there is a landing leading to the three well portioned bedrooms, a two-piece bathroom and a separate W.C. There is a gated driveway providing off road parking leading to a garage, front and rear enclosed lawned garden. Early internal inspection recommended.





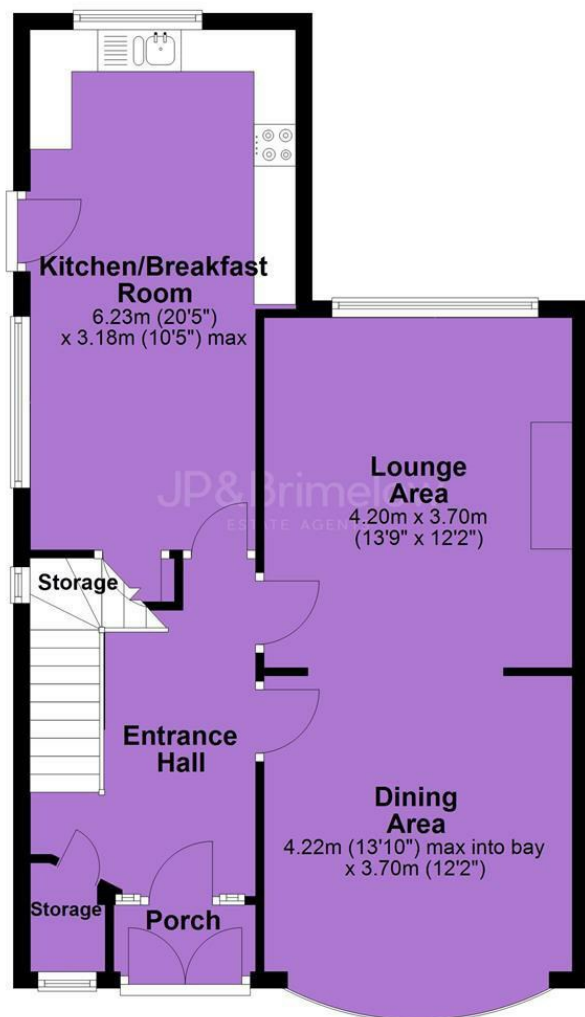
EPC Chart

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

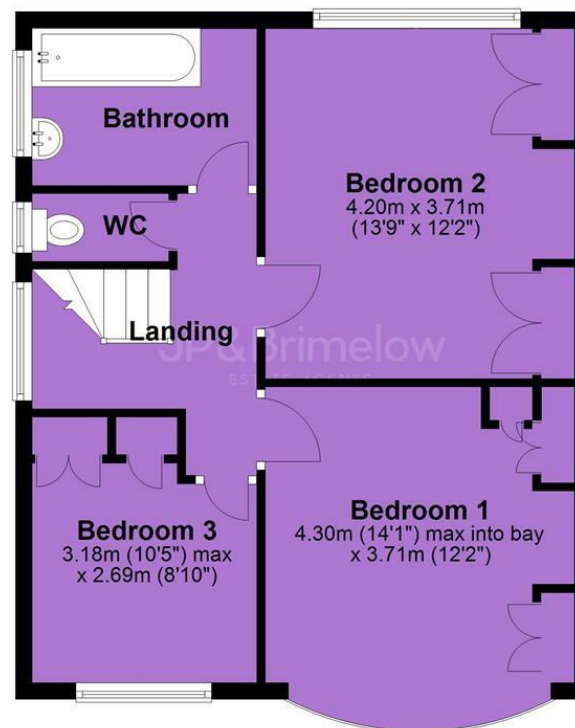


Tenure: **Freehold** Council Tax Band: **C**

Ground Floor



First Floor



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