

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



Offers In The Region Of £350,000

 3  1  2  D

VIDEO TOUR AVAILABLE A spacious & beautifully presented THREE DOUBLE BEDROOM, box bay fronted property here in Old Trafford. This period mid terrace is situated on a highly desirable and sought-after tree-lined residential road, within easy walking distance of Ayres Road in Old Trafford. Seymour and Hullard Parks are nearby as well as the Metrolink station at Trafford Bar, giving you direct access into the City centre and Media City and Seymour Park Primary School on the doorstep. In brief, the accommodation consists of an entrance hall, a lounge to the front aspect complete with a wood burning stove, solid oak flooring and a box bay window. There is a dining room and a kitchen to the rear, the kitchen is complete with anthracite folding doors allowing access into the enclosed courtyard style garden. Access down into the useful chamber cellars can also be found off the kitchen. To the first floor there is a landing leading to three bedrooms and a three-piece family bathroom. The property benefits from original cast iron fireplaces, is warmed by gas fired central heating and has both front and rear enclosed courtyard style gardens. Early viewing is highly recommended to appreciate this home.





EPC Chart

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	63	
(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**



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