

33 Albion Street, Old Trafford, Trafford, M16 9LZ



JP&Brimelow
ESTATE AGENTS

Offers In The Region Of £320,000

 4  2  2  E

VIDEO TOUR AVAILABLE An attractive & spacious, FOUR BEDROOM, period mid-terrace property. Situated on a highly desirable and sought-after tree-lined residential road off Ayres Road and within easy walking distance of the centre of Old Trafford. Both Hullard and Seymour Park are positioned nearby, as well as the Metrolink Station at Trafford Bar which gives you direct access into the City Centre and Media City, bus routes also give access to Chorlton and Manchester City Centre, and Seymour Park Primary School all being a ten-minute walk away. In brief the property consists of; an entrance hallway, a lounge to the front aspect, a dining room, a fitted kitchen with useful storage cupboard, and a downstairs shower room. Stairs leading to the first-floor landing reveal three good sized bedrooms, and a white three-piece bathroom suite completing this floor. Additionally, to the second floor there is a further large double bedroom. The property benefits from gas fired central heating, high ceilings, an alarm system, and a rear courtyard.





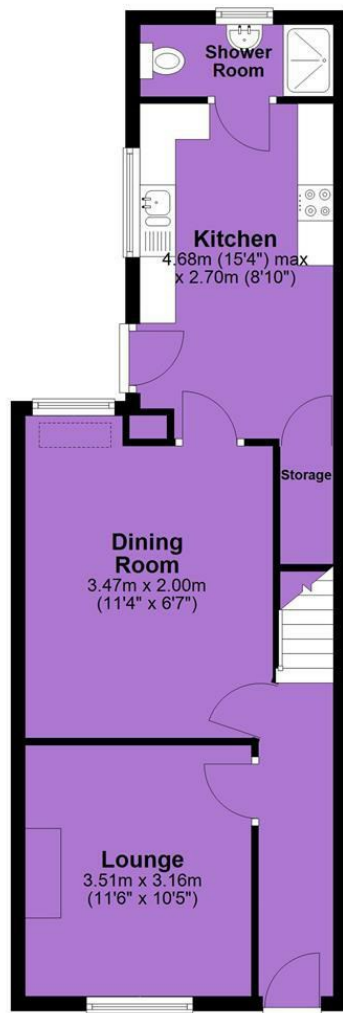
EPC Chart

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D		
(39-54)	E	43	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

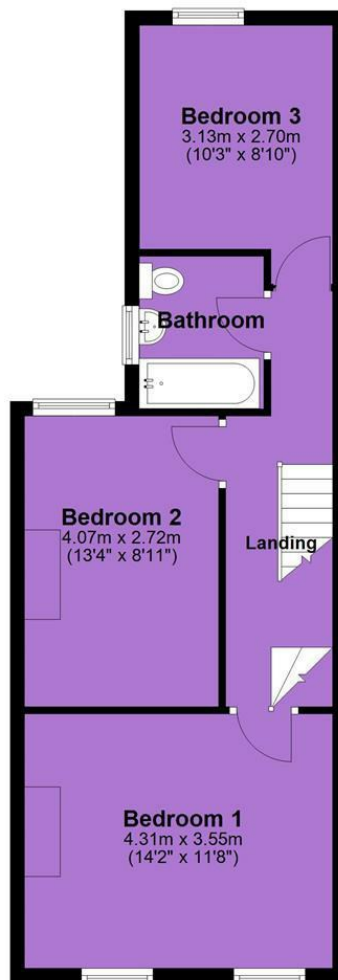


Tenure: **Freehold** Council Tax Band: **A**

Ground Floor



First Floor



Second 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.

jpandbrimelowestateagents

@jpandbrimelow