

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



JP & Brimelow
ESTATE AGENTS

Offers In The Region Of £320,000




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.





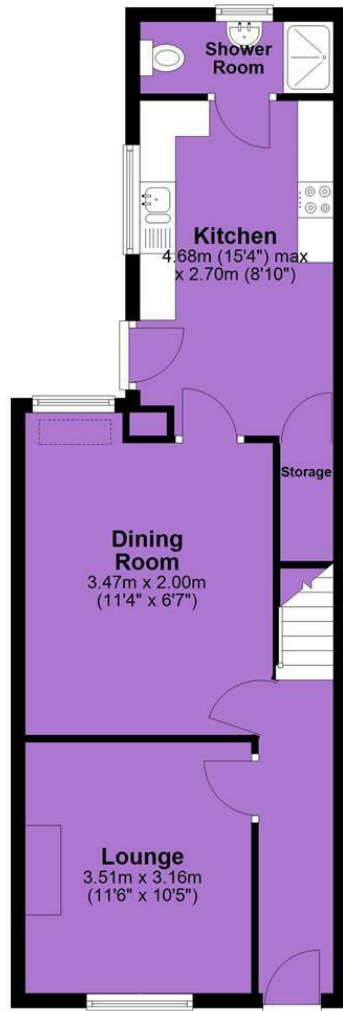
EPC Chart

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 

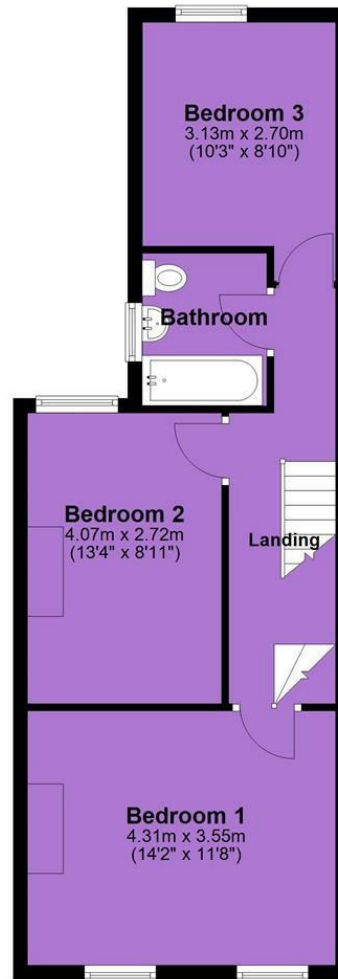


Tenure: **Freehold** Council Tax Band: **A**

Ground Floor



First Floor



Second Floor



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