

1 Lime Crescent, Old Trafford, Trafford, M16 0NW

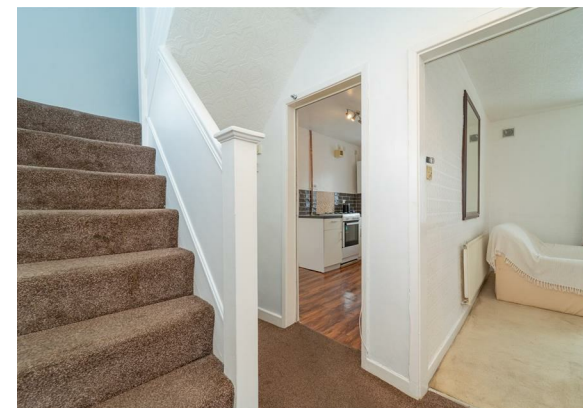


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Offers In The Region Of £325,000



VIDEO TOUR AVAILABLE A delightful & well-presented THREE DOUBLE BEDROOM, Semi-detached property. Occupying a generous corner plot, this spacious three double bedroom semi-detached property is perfectly situated on a popular residential road in Old Trafford. Within walking distance of a range of local amenities, Seymour and Hullard Parks are close by. Longford Park, Stretford Leisure centre, and a number of fantastic schools are just a short distance away. Excellent transport links are available via Seymour Grove and the Trafford Bar Metrolink station, providing quick access to the City Centre and MediaCityUK. In brief, the well-designed accommodation comprises an entrance hall, a dining room positioned to the front of the property, a spacious lounge to the rear, a fitted kitchen with access to the rear garden, and a three-piece wet room completing the ground floor. To the first floor, a landing leads to three well-proportioned double bedrooms, a two-piece bathroom, and a separate W.C. The property further benefits from gas-fired central heating, a side garden leading through to a private rear enclosed garden, and a driveway providing off-road parking.





EPC Chart

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



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