



18 KINGS ROAD, M16 7SD
£350,000

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KEY FEATURES

- Three double bedroom period mid terrace
- Situated close to sought after local school
- Accommodation over three floors
- Gardens to both front and rear
- Presented to an excellent standard
- Close to excellent transport links
- Stunning period features throughout
- Newly fitted dining kitchen

DESCRIPTION

AN OUTSTANDING EXAMPLE OF A SUBSTANTIAL THREE DOUBLE BEDROOM PERIOD TERRACE PROPERTY BOASTING 1300-SQFT OF ACCOMMODATION.

This superb property is presented to an excellent standard and would suit anyone who appreciates the many advantages of large Victorian properties but doesn't wish to undertake that costly and inconvenient renovation works which are often associated.

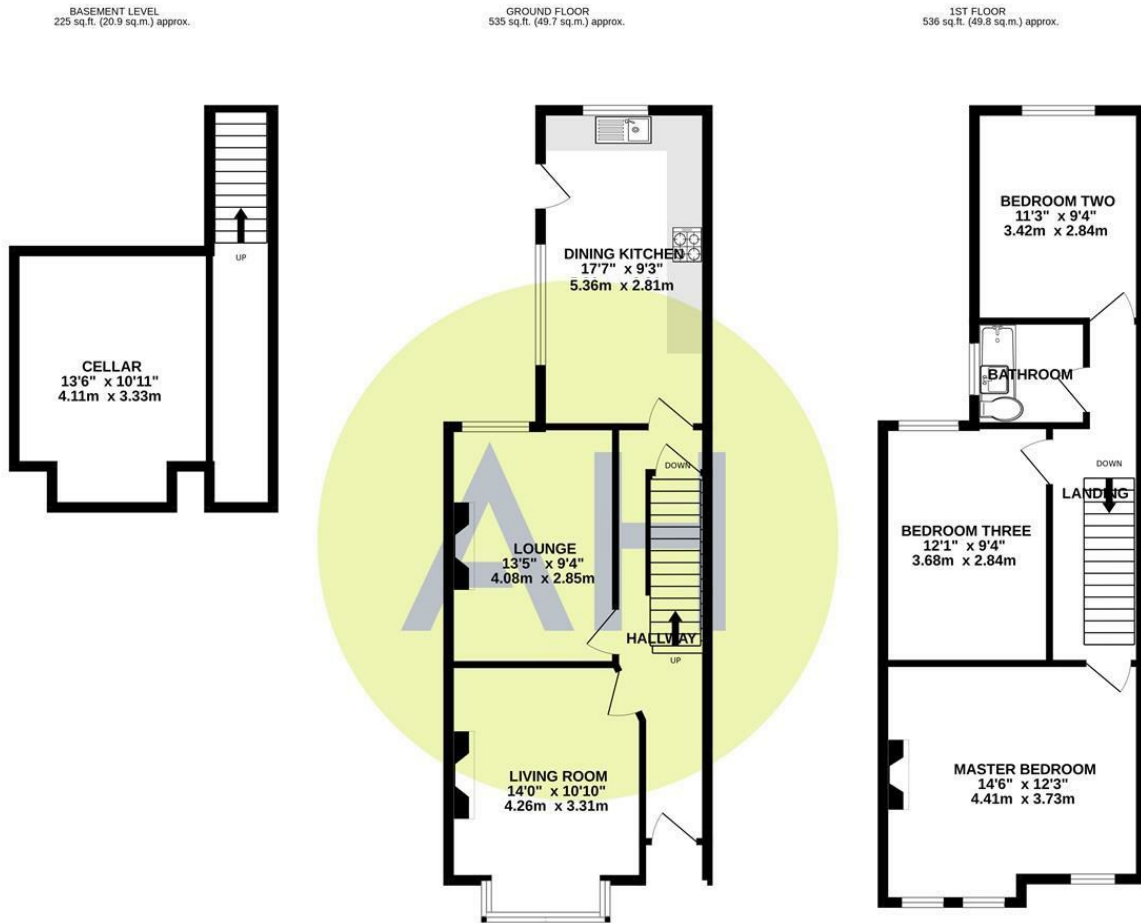


The property enjoys all the modern comforts we have come to expect including modern gas central heating and double glazing but also retains many period features including stunning fireplaces, decorative ceiling coving and original joinery work. Further benefits include a useful cellar which is currently being used for storage but could lend itself to conversion.

Forming part of a highly sought after area within Old Trafford, the property is located within easy access of popular local schools including Manley Park primary School and Seymour Grove Community primary school both regarded as 'outstanding' by Ofsted. Also nearby is the thriving and highly popular area of Chorlton-cum-Hardy which boasts independent restaurants, bars and shops. For the commuter the local Metrolink stations at Firswood and Trafford Bar provide fast and easy access to the City Centre, Media City and Manchester International Airport. There are also a number of family friendly parks only 5 minutes walk away.

In brief the accommodation comprises: Entrance hallway, living room, lounge and a spacious dining kitchen all to the ground floor. To the first floor there are three double bedrooms two of which feature in-built wardrobes. There is also a family bathroom which has been fitted with a period style white suite. To the lower ground floor there is a useful cellar chamber and former coal store providing ample storage. Externally to the rear there is a very well maintained garden. Further gardens to the front. NO ONWARD CHAIN.





TOTAL FLOOR AREA : 1295 sq.ft. (120.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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