



ASHWORTH HOLME
Sales · Lettings · Property Management



8 KINGS ROAD, M16 7SD
£415,000

 4  3  2



DESCRIPTION

****WATCH OUR VIDEO TOUR**** A FANTASTIC OPPORTUNITY HAS ARISEN TO PURCHASE THIS STUNNING 1425-SQFT VICTORIAN TERRACE WHICH HAS BEEN UPDATED TO THE VERY HIGHEST OF STANDARDS THROUGHOUT AND NOW FEATURES IMMACULATE AND WELL PROPORTIONED ACCOMMODATION OVER FOUR FLOORS.

This stunning family home features a contemporary open plan dining kitchen with direct access to the rear garden, four well proportioned double bedrooms two of which are serviced by en-suite shower rooms and useful cellars providing ample storage with a utility area.

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 both regarded as 'outstanding' by Ofsted. Also nearby is the thriving area of Chorlton 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 Airport. There are also a number of family friendly parks nearby.

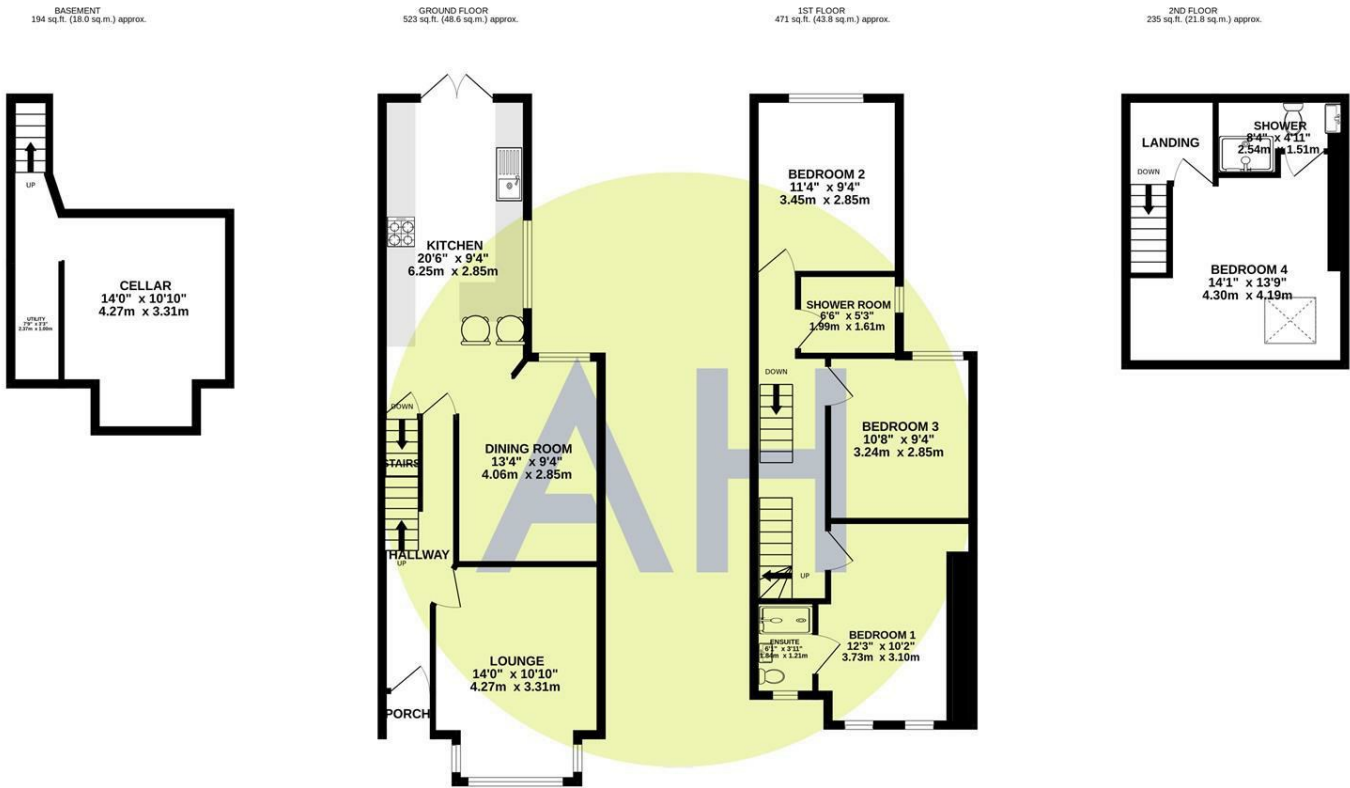
In brief the accommodation comprises: entrance hall, lounge, dining room and kitchen. To the first floor there is a shower room and three double bedrooms including the master which is serviced by a modern en-suite shower room. To the second floor there the loft has been converted into a further double bedroom also with en-suite shower room. To the lower ground floor there is a cellar chamber providing ample storage and the former coal store is now plumbed for washing machine. Externally to the rear there is a low maintenance garden with retains the original brick wall enclosure and features artificial grass. Further walled gardens to the front.

KEY FEATURES

- Four double bedroom mid-terrace
- Two bedrooms with en-suite shower rooms
- Circa 1425-Sqft of accommodation
- Within easy reach of the Metrolink
- Presented to the highest of standards
- Stunning open plan dining kitchen
- Popular and sought after location
- No onward chain







TOTAL FLOOR AREA : 1423 sq.ft. (132.2 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			83
(81-91) B		69	
(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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