



*jordan fishwick*

Northumberland Road  
Manchester



**Northumberland Road  
Manchester M16 9GD**  
£1,600 Per Calendar Month



## The Property

\*\*\*\*\* AVAILABLE NOW \*\*\*\*\* A superbly presented three double bedroom, two bathroom mid period terrace located on a well regarded tree-lined road in the vibrant suburb of Old Trafford. This stylish property has been modernised and updated throughout creating a contemporary home with period elegance and features throughout. The property is located within only a short stroll from all local amenities and transport links plus there are multiple schools and parks all within easy reach. The accommodation briefly comprises: enclosed porch, entrance hallway, lounge with large bay window, sitting/dining room with bespoke fitted bench seating area and French patio doors leading to the rear garden open to the kitchen with modern shaker style units and integrated appliances, utility room, shower room. To the first floor there are three good sized double bedrooms and shower room, fitted with a modern three piece suite. Both double glazing and gas central heating have been installed. Externally, to the front of the property a walled garden features decorative gravel along with mature shrubs plus a gated path leads to the front door. To the rear, a walled courtyard garden boasts a large patio area and a gate leads to communal parkland to the rear.

\*\*\*\*\* To arrange a viewing please call 0161 860 4444 \*\*\*\*\*

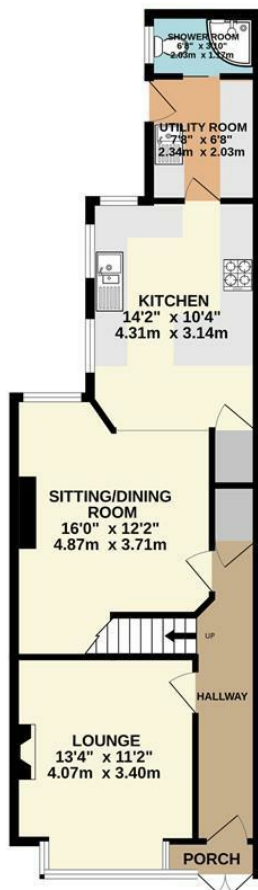
## Directions

- Council Tax B - EPC C
- Superbly presented mid terrace period property
- Three double bedrooms, two bathrooms plus two reception rooms
- Tastefully updated & stylishly decorated throughout
- Generous walled courtyard garden + communal park to the rear
- Well placed for all local amenities, transport links and schools
- Available Now

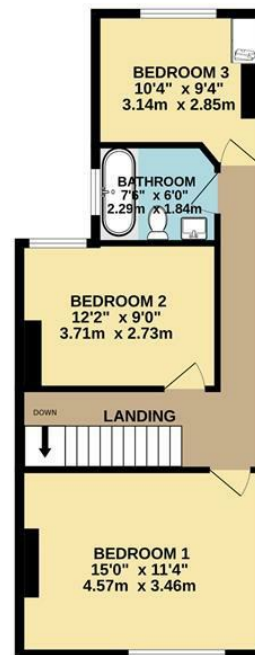
Postcode - M16 9GD  
EPC Rating - C  
Floor Area - sq ft  
Local Authority - Trafford  
Council Tax - B



GROUND FLOOR  
629 sq.ft. (58.5 sq.m.) approx.



1ST FLOOR  
513 sq.ft. (47.6 sq.m.) approx.



TOTAL FLOOR AREA: 1142 sq.ft. (106.1 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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