



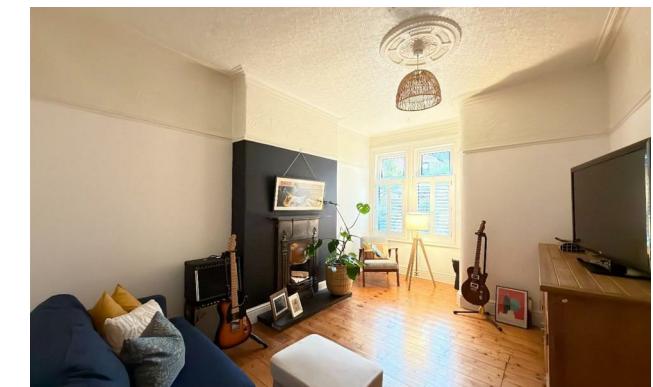
*jordan* fishwick

9 Auburn Road, Old Trafford, M16 9WS  
Guide Price £595,000



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Manchester, M16 9WS**

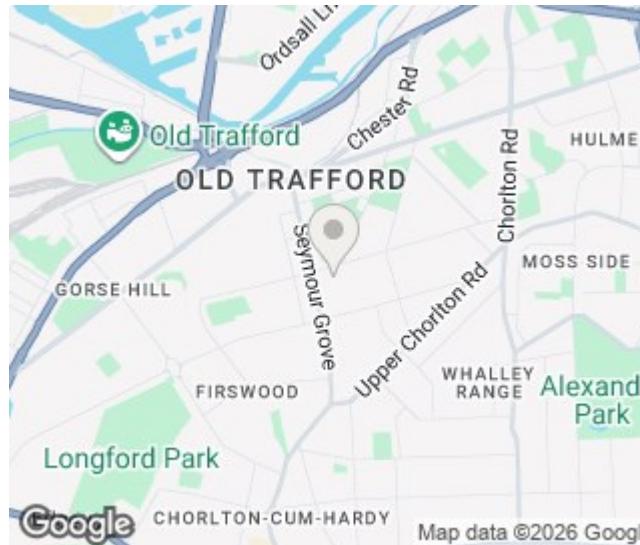
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## The Property

An immaculately presented FOUR DOUBLE BEDROOM SEMI DETACHED EDWARDIAN PROPERTY of character, located on a well regarded road ideally placed for all local amenities and transport links. This superb property has been beautifully modernised and updated by the current owners creating a contemporary and move in ready family home with period elegance and many original features throughout. The property provides spacious and light accommodation over three floors, with the loft having been converted to a useful study / loft room and is positioned only a short stroll from all local amenities, multiple parks and transport links including the Metro providing fast access to both the city centre and nearby airport. The accommodation briefly comprises: enclosed porch, entrance hallway, lounge with large bay window and encapsulated original stained glass plus a LOG BURNING STOVE, sitting / dining room with original cast iron fireplace, 25ft OPEN PLAN DINING/KITCHEN with solid QUARTZ COUNTERTOPS and feature tiled splash back. To the first floor there are four good sized bedrooms, each boasting an original cast iron fireplace and the main with large bay window with encapsulated original stained glass, spacious bathroom fitted with a modern three piece suite and the second floor reveals the study/loft room with twin Velux skylight windows. Double glazing and gas central heating have been installed throughout. Externally, to the front of the property is a walled garden with gated path. To the rear, a fenced and enclosed garden features well stocked beds and large timber storage shed/workshop. An internal viewing of this delightful home is most highly recommended.

- Immaculately presented semi detached Edwardian property
- Stylishly updated and modernised with many original features retained
- Four double bedrooms, each with original cast iron fireplaces
- Two spacious reception rooms + 25ft dining kitchen
- Well placed for all local amenities and Chorlton Village
- 0.4 miles to the Metrolink
- Useful loft room / study
- Move-in ready home ideal for a couple or family
- Council Tax: B



### Energy Efficiency Rating

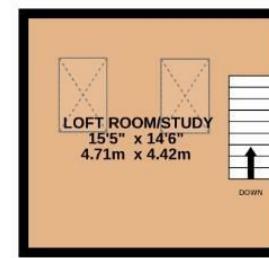
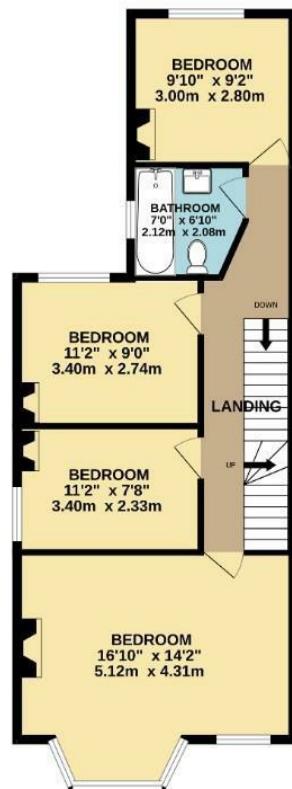
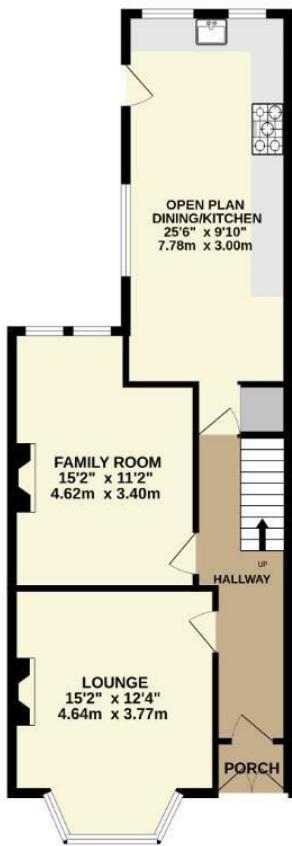
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC



GROUND FLOOR  
670 sq.ft. (62.3 sq.m.) approx.

1ST FLOOR  
635 sq.ft. (59.0 sq.m.) approx.

2ND FLOOR  
225 sq.ft. (20.9 sq.m.) approx.



TOTAL FLOOR AREA : 1530 sq.ft. (142.1 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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