

Apt 2 4 Wellington Crescent, Old Trafford, Trafford, M16 9RG



Offers In The Region Of £275,000

2 1 1 C

VIDEO TOUR AVAILABLE A beautifully presented contemporary FIRST FLOOR apartment featuring TWO GENEROUS DOUBLE BEDROOMS, forming part of an impressive bay-fronted Victorian semi-detached property. Ideally situated on a highly desirable, tree-lined road off Upper Chorlton Road in the heart of Old Trafford. Within easy walking distance of both Whalley Range and Chorlton, benefitting from a wide selection of independent shops, green spaces, and convenient access to Metrolink stations at Ryebank Road, Firswood, and Trafford Bar on Seymour Grove, offering direct connections to the City Centre and Media City. The well-planned accommodation consists of a communal entrance hallway, a private entrance hallway, an open plan lounge/diner through to a fully fitted kitchen with access to the private balcony. Two double bedrooms and three-piece modern bathroom suite. The property benefits from gas fired central heating, warmed by a Vaillant combi boiler and has an attractive landscaped communal garden to the rear.





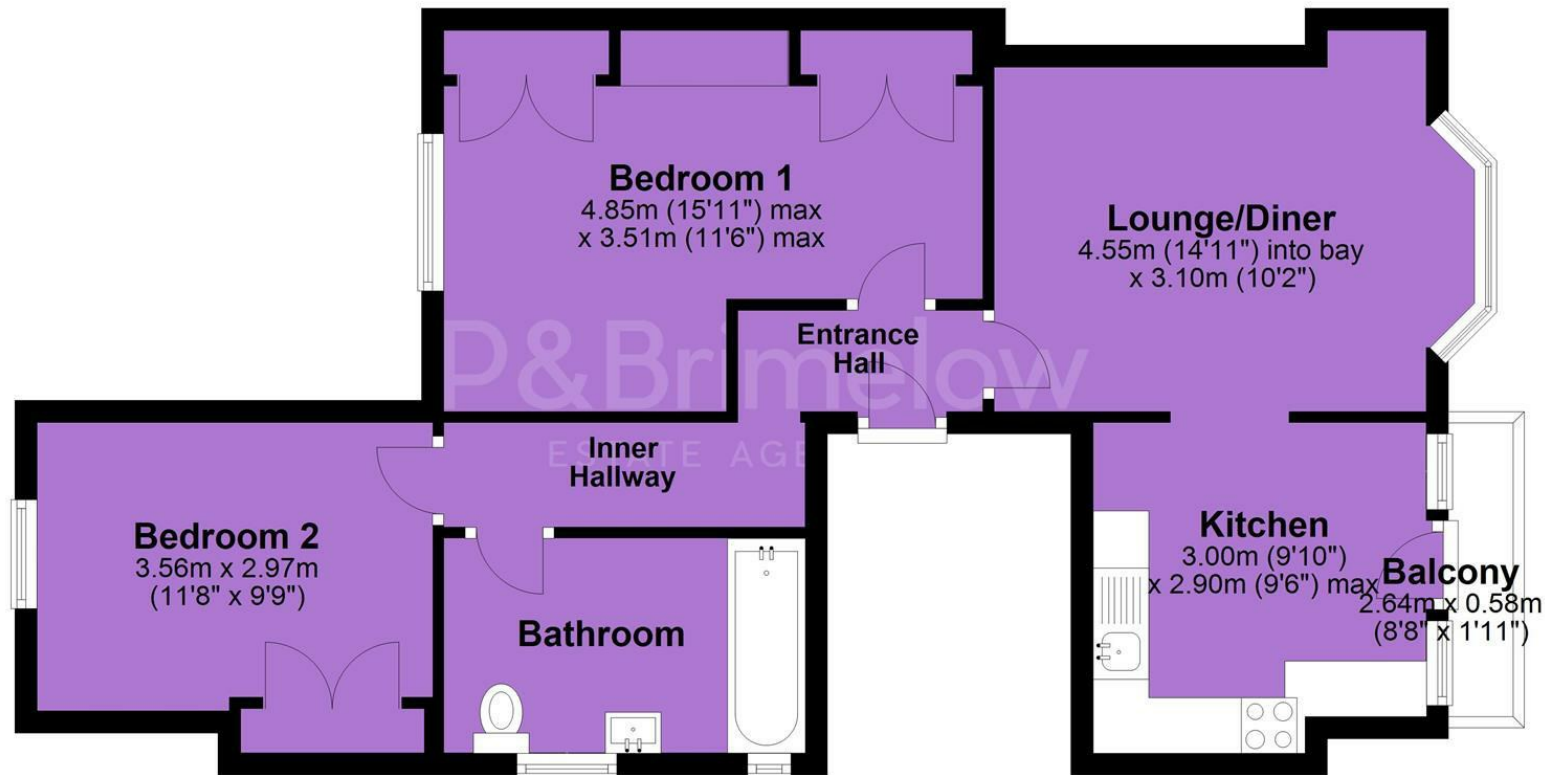
EPC Chart

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		75	77
(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: **Leasehold** Council Tax Band: **A**

First Floor



JP & Brimelow Estate Agents Ltd
430 Barlow Moor Road, Manchester, M21 8AD
Tel: 0161 8822233
E: sales@jpbrimelow.co.uk www.jpandbrimelow.co.uk



JP & Brimelow
ESTATE AGENTS

NOTICE: JP & Brimelow Estate Agents Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that:

- (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;
- (ii) all descriptions, dimensions, references to the condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
- (iii) no person in the employment of JP & Brimelow Estate Agents Ltd has any authority to make or give any representation or warranty whatever in relation to this property.

jpandbrimelowestateagents

@jpandbrimelow