

jordan fishwick

2 Langshaw Street, Old Trafford, M16 9LF

Guide Price £315,000



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The Property

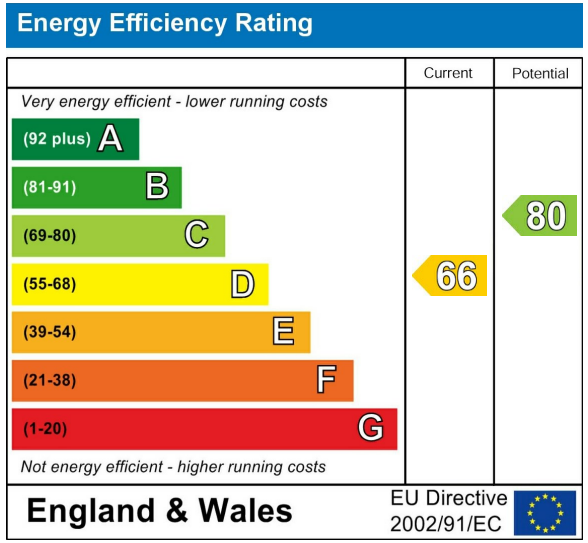
Nestled on a quiet residential CUL-DE-SAC is this unique, LARGER THAN AVERAGE THREE BEDROOM END TERRACE PERIOD PROPERTY offering a delightful blend of period character and modern living. As you step inside, you will be greeted by two spacious reception rooms that are bathed in natural light, creating a warm and welcoming atmosphere. MANY ORIGINAL FEATURES have been retained, further adding to the overall appear and the property is ideally situated only a short stroll from all local amenities and transport links as well as multiple local schools and parks. This delightful property property will prove ideal for a young couple or a growing family seeking a comfortable and inviting home plus the multiple cellar chambers provide useful storage space. The accommodation briefly comprises: entrance hallway, spacious lounge open to the 17ft sitting/dining room with southerly facing bay window, modern fitted kitchen with SOLID GRANITE WORKTOPS. To the first floor there are two generously proportioned double bedrooms, smaller third bedroom and a spacious bathroom fitted with a four piece suite providing convenience for daily routines. Both double glazing and gas central heating have been installed throughout. Externally, to the rear of the property a walled courtyard garden features a paved patio area providing a delightful space to enjoy those warmer days. In summary, this larger than average property is a rare find and presents an excellent opportunity for anyone looking to settle in a welcoming and vibrant area.

- Superbly presented and larger than average three bedroom period end terrace
- Quiet residential CUL-DE-SAC
- Ideally situated for all local amenities and transport links
- Many original features retained
- Spacious and light accommodation throughout
- Modern kitchen with solid granite worktops
- Cellars providing useful storage
- Ideal for a young couple or family
- Council Tax: A. EPC: D



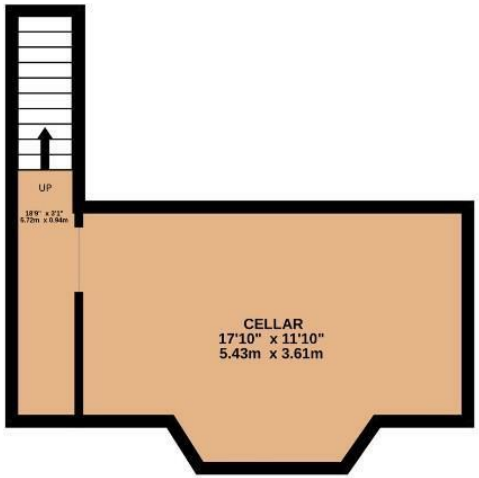




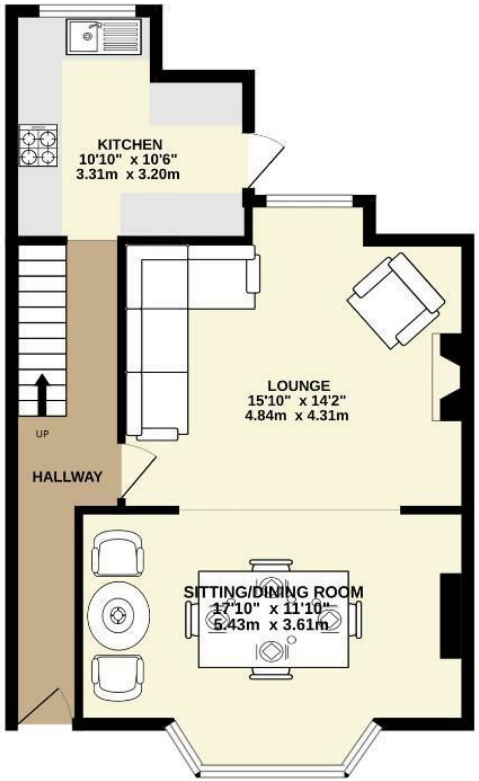




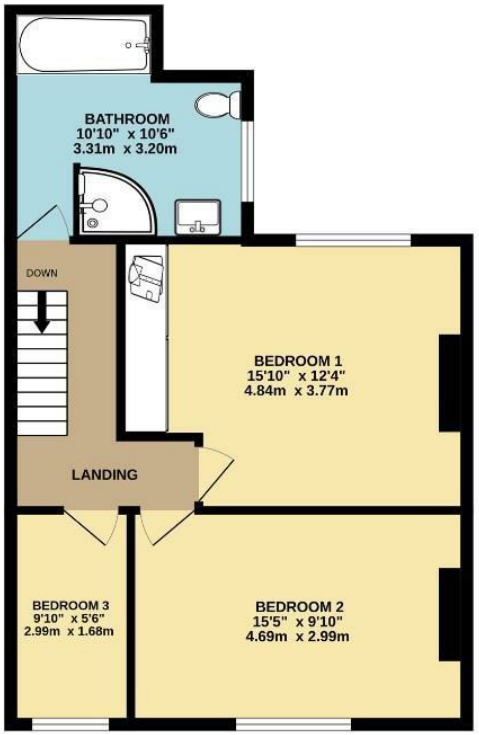
BASEMENT
250 sq.ft. (23.2 sq.m.) approx.



GROUND FLOOR
591 sq.ft. (54.9 sq.m.) approx.



1ST FLOOR
564 sq.ft. (52.4 sq.m.) approx.



TOTAL FLOOR AREA : 1405 sq.ft. (130.5 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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