

6 Cranbourne Road, Old Trafford, Trafford, M16 9PZ



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Offers In The Region Of £315,000

 3  1  2  D

VIDEO TOUR AVAILABLE An attractive & well-kept, THREE BEDROOM, period mid-terrace property. Located here in Old Trafford, off Northumberland Road. Situated on a highly desirable and sought-after, tree-lined residential road within easy walking distance of Ayres Road here in Old Trafford. Both Seymour and Hullard Parks are nearby, as well as Seymour Park Primary School and the Metrolink station at Trafford Bar, giving you direct access into Manchester City centre and Media City. In brief the property consists of; an entrance hall, a good-sized lounge to the front aspect with box bay window and feature fireplace, a dining room with stripped and varnished floor boards, a fully fitted kitchen which allows access down into the useful chamber cellars and out into the rear enclosed courtyard style garden. Stairs leading to the first-floor landing reveal two double bedrooms, an additional bedroom, and a white three-piece bathroom suite competing this delightful property. Other benefits include gas fired central heating, high ceilings, period features, stripped and varnished floor boards, and a rear enclosed courtyard style garden. OFFERED WITH NO ONWARD VENDOR CHAIN.





EPC Chart

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	



Tenure: **Freehold** Council Tax Band: **B**



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