

32 Lime Grove, Old Trafford, Trafford, M16 0NN



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ESTATE AGENTS

Offers In The Region Of £350,000


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VIDEO TOUR AVAILABLE A spacious & stylishly presented, THREE DOUBLE BEDROOM, semi-detached property. This period home is located on a quiet residential road in Old Trafford, off Seymour Grove. Ideally located for fantastic transport links, amenities, parks and schools and just a short distance to both Chorlton, Stretford and Manchester City centre. In brief the well-planned, bay fronted property consists of a welcoming entrance hall with useful shower room, a delightful lounge to the front aspect, a good-sized dining room with views and access out into the rear garden, a fitted kitchen, and a utility area completing this floor. To the first-floor landing there are three good sized double bedrooms and a contemporary white three-piece bathroom suite complete with free standing roll top bath. Other benefits include gas fired central heating, high ceilings, period features, stripped and varnished floor boards, and a rear enclosed garden. Internal inspection is highly recommended.





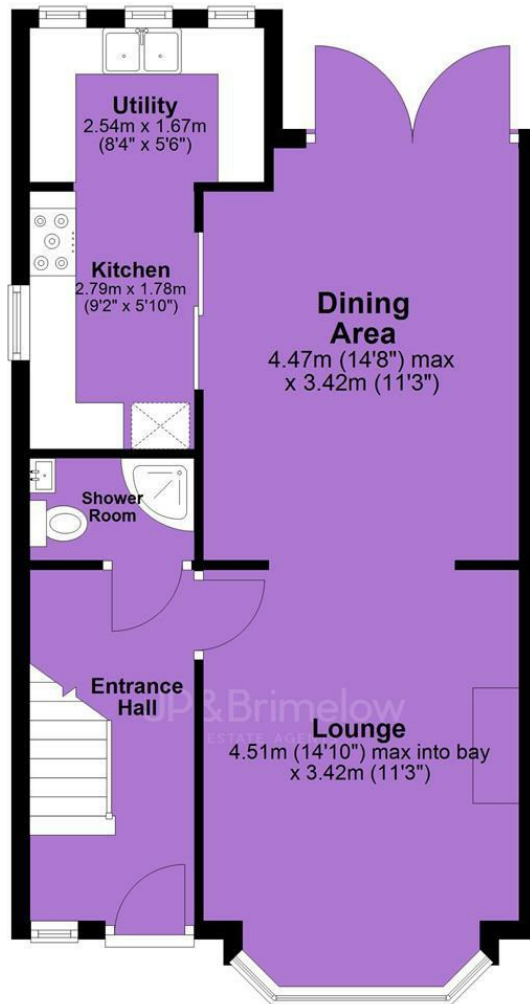
EPC Chart

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	



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

Ground Floor



First Floor



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