



*jordan* fishwick

18 Wordsworth Road, Old Trafford, M16 9GT  
Guide Price £425,000

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### The Property

\*\*\*NO CHAIN\*\*\* Positioned on a large corner plot only a short stroll from all local amenities and transport links is this LARGER THAN AVERAGE THREE DOUBLE BEDROOM SEMI DETACHED 1930S PROPERTY, providing spacious and light accommodation throughout, ideal for a young couple or family. This delightful property boasts both a GATED DRIVEWAY AND DETACHED GARAGE providing secure off road parking and benefits from a 28ft LIVING/DINING ROOM as well as having SIGNIFICANT SCOPE TO EXTEND (STPP). Ideally situated for all local amenities, transport links including the Metro (Firswood, 0.4 miles) and schools, this delightful property is not one to be missed. The accommodation briefly comprises: enclosed porch, spacious entrance hallway, cloakroom, through lounge/dining room with dual aspect windows, morning room, kitchen, rear porch, utility/store. To the first floor are three well proportioned double bedrooms, shower room and separate w/c. Double glazing and gas central heating have been installed throughout. Externally, walled gardens with mature hedgerow borders surround the property and to the rear is a gated driveway and garage. An internal viewing is strongly recommended. Sold with no onward chain. Council tax band D. EPC rating D.



- NO CHAIN
- Larger than average three bedroom semi detached property
- 28ft through lounge/dining room
- Corner plot with significant scope to extend (STPP)
- Gated driveway and detached garage
- Short walk from all local amenities, schools and parks
- 0.4 miles to the Metro (Firswood)
- Double glazing and gas central heating throughout
- Ideal family home
- Council tax band D. EPC rating D.



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		79
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

GROUND FLOOR  
687 sq.ft. (63.9 sq.m.) approx.

1ST FLOOR  
547 sq.ft. (50.8 sq.m.) approx.



TOTAL FLOOR AREA: 1235 sq.ft. (114.7 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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