

9 Auburn Road, Old Trafford, Trafford, M16 9WS



JP&Brimelow
ESTATE AGENTS



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VIDEO TOUR AVAILABLE An immaculately presented FOUR DOUBLE BEDROOM, larger than average semi-detached family home, located off Ayres Road in Old Trafford.

Positioned on a highly desirable tree lined residential road, the property is within easy walking distance of Seymour and Hullard Park and well-established independent shops. Seymour Park Primary School is at the top of the road and the Metrolink station at Trafford Bar gives direct access into Media City and city life.

The thoughtfully-planned accommodation comprises a porch, an entrance hallway, a stunning lounge with a stained-glass bay window to the front aspect, a family room with an original cast iron fireplace and a fully fitted light and modern kitchen/breakfast room, completing the ground floor, with access leading out to the garden.

To the first floor there is a landing leading to the four spacious double bedrooms, the principal benefitting from bay stained-glass windows and a fitted three-piece family bathroom suite. Stairs lead to the second floor, which is currently being used as a studio.

The property benefits from gas fire central heating and original features such as cast iron fireplaces, picture railings stripped and varnished floorboards and stained glazing. Internal inspection is highly recommended to appreciate this lovely home.

£545,000





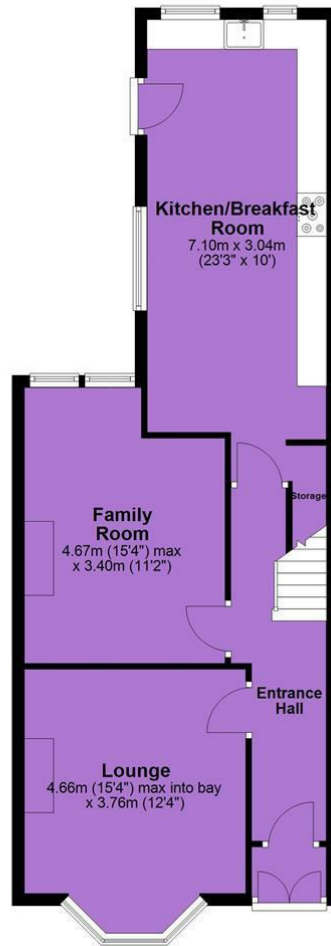
EPC Chart

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	59	68
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

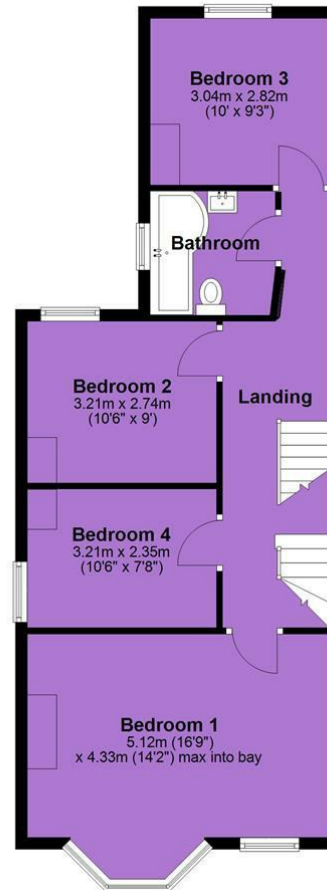


Tenure: Leasehold Council Tax Band: B

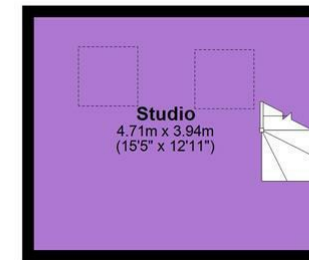
Ground Floor



First Floor



Second Floor



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