45 Madison Apartments, 41 Seymour Grove, Old Trafford, Trafford, M16 0NB



Offers In The Region Of £120,000

1 1 1 C

VIDEO TOUR AVAILABLE A spacious STUDIO APARTMENT, occupying the FIFTH FLOOR of this popular development off Seymour Grove in Old Trafford. Ideally situated within easy walking distance of a wide range of local amenities and the popular independent shops along Ayres Road. Seymour Park and Hullard Park are both close by, while excellent transport links provide convenient access to Manchester City Centre, MediaCityUK and Manchester Airport. Trafford Bar Metrolink Station is also within easy reach. The well-designed accommodation comprises a communal entrance hallway, leading to a private entrance hall with useful storage space. There is a versatile open-plan living area, offering ample room for both a lounge/reception area and a double bed. This leads through to a fully fitted kitchen, installed in the last two years, featuring floor-to-ceiling enclosed glass panelling. A contemporary three-piece modern bathroom suite completes the accommodation. Further features include, a secure allocated parking space, a lift to all floors, new flooring throughout, a new hot water boiler, electric heating and well-maintained external areas. Internal viewing highly recommended to appreciate the accommodation on offer. OFFERED WITH NO ONWARD CHAIN.





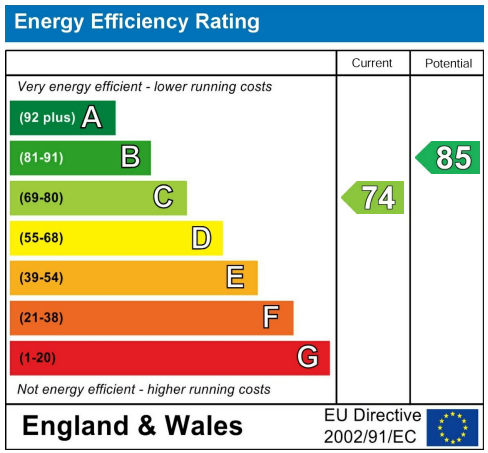








EPC Chart







Tenure: **Leasehold - Share of Freehold** Council Tax Band: **A**

Fifth Floor



JP & Brimelow Estate Agents Ltd
430 Barlow Moor Road, Manchester, M21 8AD
Tel: 0161 8822233
E: sales@jpbrimelow.co.uk www.jpandbrimelow.co.uk

NOTICE: JP & Brimelow Estate Agents Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that:
(i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;
(ii) all descriptions, dimensions, references to the condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of face but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
(iii) no person in the employment of JP & Brimelow Estate Agents Ltd has any authority to make or give any representation or warranty whatever in relation to this property.

JP&Brimelow ESTATE AGENTS

jpandbrimelowestateagents
@jpandbrimelow