



**GASCOIGNE
HALMAN**

Kings Road, Old Trafford
£395,000.00

THE AREA'S LEADING ESTATE AGENCY



An attractive and recently renovated Edwardian end of terrace property offering spacious and versatile accommodation (1832 Sq Ft) over three floors. Well-presented throughout, the property offers four double bedrooms, refitted stylish bathroom, modern kitchen, two large reception rooms and a delightful enclosed rear garden. The property also comes with extensive cellars and a large loft space perfect for conversion (STPP). The property is located in a popular residential area close to local amenities and reputable schools. as well as excellent transport links.

Property details

- Attractive Edwardian Period Property
- Spacious Accommodation Measuring 1832 Sq Ft
- Four Double Bedrooms
- Two Large Reception Rooms
- Refitted Modern Kitchen And Shower Room
- Extensive Cellars And Loft Space



About this property

We are pleased to introduce this superb Edwardian end of terrace property which offers spacious and beautifully presented accommodation with large cellars, new gutters and roofing and loft space for those looking to develop the property further.

The property boasts an impressive 1865 Sq ft and comprises internally; entrance porch opening to a large welcoming entrance hallway, good-size living room with bay-window with double doors opening to a separate dining room. A refitted modern kitchen with attractive units and door access to the rear garden completes the ground floor.

To the first floor there are four double bedrooms, two complete with fitted wardrobes and a stylish refitted family shower room. The property also has the added benefit of a new roof, new boiler and double-glazed windows throughout.

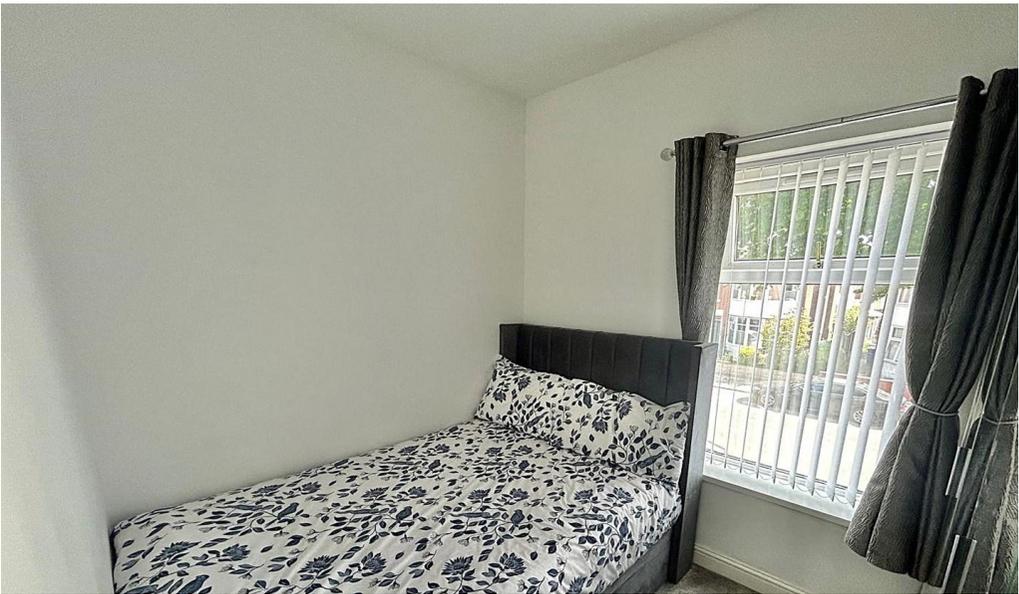
Externally to the front there is a stone pathway and side access which leads to a good-size enclosed courtyard style garden with stone patio and gravel surround.

Perfect for first time buyers or the growing family.

Old Trafford offers excellent transport links and is situated only a few miles from Manchester's vibrant city centre whilst also offering a convenient location close to Chorlton with its array of bars and restaurants. The Trafford centre is approximately 10 mins away and Manchester United Football Club can be found within just 5 minutes. Access to the National Motorway Network is also nearby and the property is within close proximity to many popular schools catering for children of all ages.









DIRECTIONS

M16 7GY

COUNCIL TAX BAND

B

TENURE

Leasehold

SERVICES (NOT TESTED)

Services have not been tested and you are advised to make your own enquiries and/or inspections.

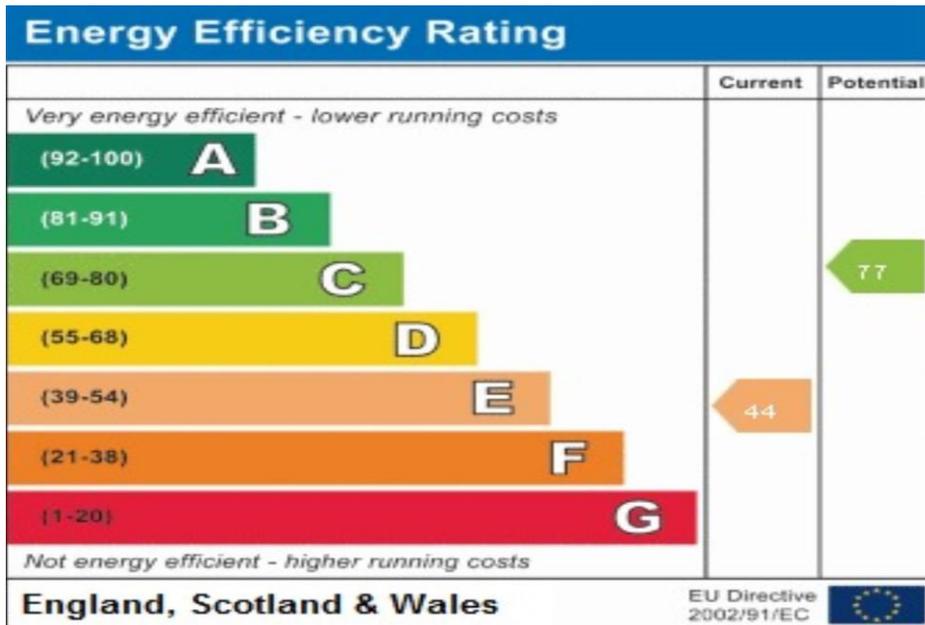
LOCAL AUTHORITY

Manchester City Council

VIEWING

Viewing strictly by appointment.

EFFICIENCY RATING



PRIMARY SOURCE OF HEATING

Gas fired hot water radiators

PRIMARY ARRANGEMENT FOR SEWERAGE

Mains Supply

PRIMARY SOURCE OF ELECTRICITY

Mains Supply

PRIMARY SOURCE OF WATER

Mains Supply

BROADBAND CONNECTION

Fibre to the premises

ANY EASEMENTS, SERVITUDES OR WAYLEAVES?

No

ARE THERE ANY RESTRICTIONS ASSOCIATED WITH THE PROPERTY

No

THE EXISTENCE OF ANY PUBLIC OR PRIVATE RIGHT OF WAY?

No

SOURCES OF FLOODING

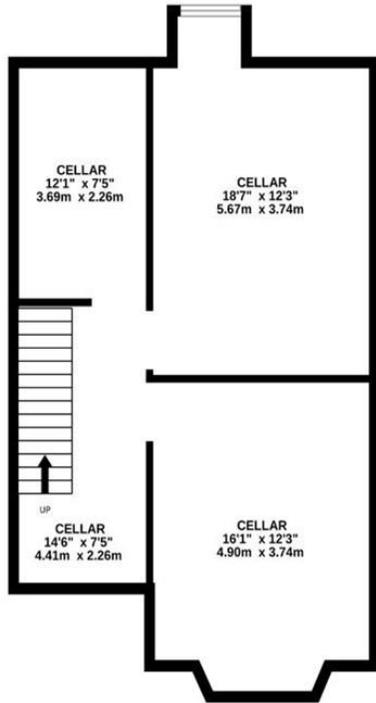
Ask Agent

HAS PROPERTY BEEN FLOODED IN 5 YEARS

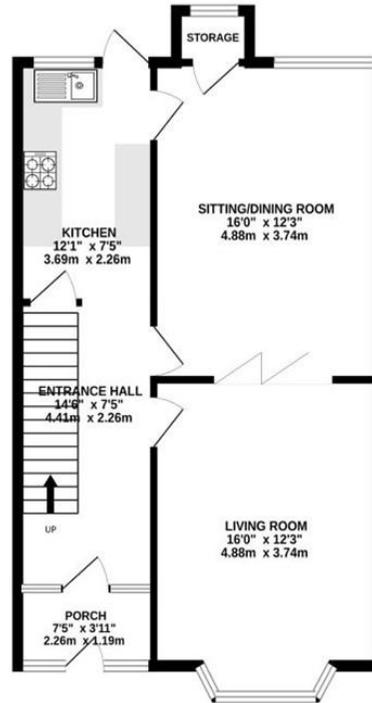
No

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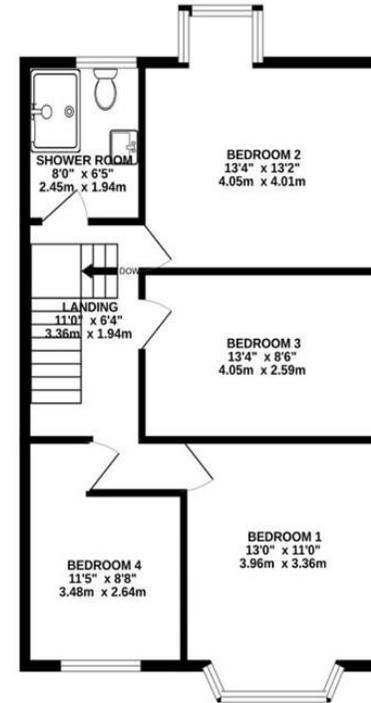
BASEMENT
592 sq.ft. (55.0 sq.m.) approx.



GROUND FLOOR
620 sq.ft. (57.6 sq.m.) approx.



1ST FLOOR
621 sq.ft. (57.7 sq.m.) approx.



TOTAL FLOOR AREA : 1832 sq.ft. (170.2 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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