

9 Fulford Street, Old Trafford, Trafford, M16 9PX



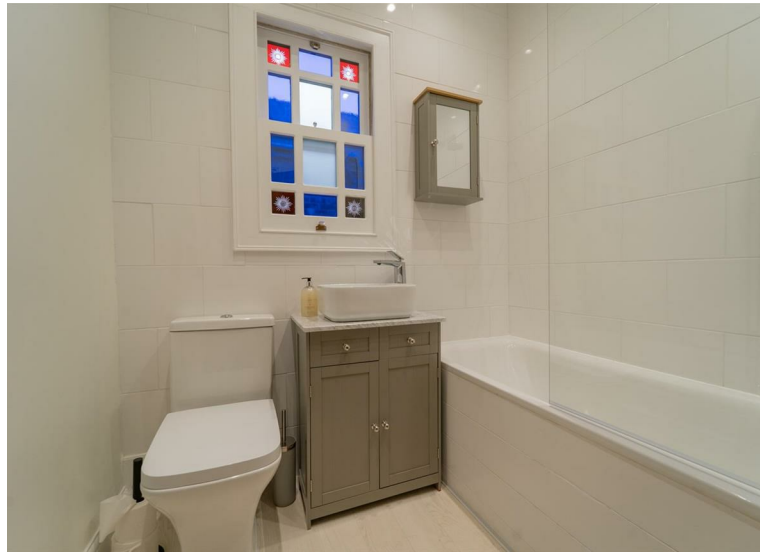
JP & Brimelow
ESTATE AGENTS

Offers In The Region Of £350,000

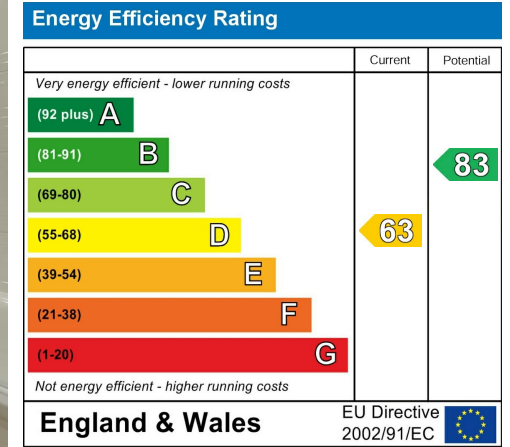
 3  1  2  D

VIDEO TOUR AVAILABLE A spacious & beautifully presented THREE DOUBLE BEDROOM, box bay fronted property here in Old Trafford. This period mid-terrace home has been freshly decorated and is located on a highly desirable, tree-lined residential street, just a short walk from Ayres Road in Old Trafford. Both Seymour and Hullard Parks are close by, along with the Trafford Bar Metrolink station, offering direct connections to the city centre and MediaCity. Seymour Park Primary School is also conveniently situated right on the doorstep. In brief, this home consists of an entrance hall, a lounge to the front aspect complete with a wood burning stove, solid oak flooring and a box bay window. There is a dining room and a kitchen to the rear, the kitchen offers anthracite folding doors allowing access into the enclosed courtyard style garden. Access into the useful chamber cellars can also be found off the kitchen. To the first floor there is a landing leading to three bedrooms and a three-piece family bathroom. The property benefits from original cast iron fireplaces, newly fitted flooring downstairs, is warmed by gas fired central heating and has both front and rear enclosed courtyard style gardens. Early viewing is highly recommended to appreciate this home.





EPC Chart



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

Ground Floor

First 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



JP & Brimelow
 ESTATE AGENTS

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 fact 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.

@jpandbrimelowstateagents

@jpandbrimelow