

44 Stamford Street, Old Trafford, Trafford, M16 9JQ



**JP & Brimelow**  
ESTATE AGENTS



 5  2  2  E

\*\*\*VIDEO TOUR AVAILABLE\*\*\* A spacious FIVE BEDROOM, end terrace property. located on a high regarded residential road here in Old Trafford. This period property is situated on a highly desirable and sought-after residential road, within easy walking distance of Ayres Road in Old Trafford.

Seymour & Hullard Parks are nearby as well as the Metrolink station at Trafford Bar, giving you direct access into the city centre & Media City and Seymour Park Primary School on the doorstep.

In brief the property consists of; an entrance hall which allow access down into the useful chamber cellar, a lounge to the front aspect with box-bay window, a dining room, a W.C, a fitted kitchen/breakfast room which has access out into the rear enclosed courtyard.

To the first-floor landing there are three good sized double bedrooms, and a white three-piece shower room.

Stairs leading to the second floor reveal two additional bedrooms completing this property.


Other benefits include gas fired central heating, high ceilings, and a rear enclosed courtyard. OFFERED WITH NO VENDOR CHAIN.

£375,000





### EPC Chart

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			<b>78</b>
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>46</b>	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	



Tenure: Freehold Council Tax Band: B



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