

4 Khartoum Street, Old Trafford, Trafford, M16 9WE



JP&Brimelow
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Offers In The Region Of £335,000

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VIDEO TOUR AVAILABLE An attractive and beautifully presented THREE BEDROOM, period, mid terrace property, situated on a popular tree lined road in Old Trafford off Ayres Road. Within easy walking distance of all local amenities, parks, Seymour Park Primary School, transport links into the city centre/Media City and the Metrolink station on Seymour Grove. In brief the accommodation consists; entrance hall, a through lounge/dining room with a bay window to the front aspect and a modern fitted high gloss white kitchen completes the ground floor with access into the fantastic rear landscaped garden. Whilst to the first floor there is a landing leading to three good sized bedrooms and a white three-piece bathroom suite with a shower over. The property benefits from being warmed by gas fired central heating, high ceilings, period fireplaces and a split-level rear enclosed garden with two seating areas and a useful timber storage shed. OFFERED WITH NO VENDOR CHAIN. Internal viewing is highly recommended due to the location.





EPC Chart

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	65	
(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: **A**

Ground Floor



First Floor



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