

191 Seymour Grove, Old Trafford, Trafford, M16 0FJ



**JP&Brimelow**  
ESTATE AGENTS





5 4 2 E

\*\*\*VIDEO TOUR AVAILABLE\*\*\* A attractive and well-kept, FIVE BEDROOM traditional bay fronted semi-detached property occupying a good-sized plot here on Seymour Grove.

Located in a highly sought-after residential area of Old Trafford, this property is just a short walk from Ayres Road, home to a variety of independent shops, restaurants, and local amenities. It is also conveniently close to Seymour Park Primary School and the Trafford Bar Metrolink station, offering direct links to the City Centre, Media City, and Altrincham.

This well portioned accommodation over three floors consists of a porch, entrance/reception hallway, a family room with bay window to the front aspect, a lounge to the rear aspect with views into the fabulous lawned garden, a fitted kitchen/dining room with access out into the rear enclosed garden and a downstairs three-piece shower room completes the ground floor.

On the first floor, a landing provides access to four bedrooms, a three-piece shower room, and a separate three-piece family bathroom.

Stairs rise to the second floor, which features an additional double bedroom and another three-piece shower room.

The property benefits from central heating, a spacious driveway offering ample off-road parking, and a detached garage. Enclosed lawned gardens are situated to both the front and rear aspects.

Will suit either a young family or a couple due to the space available and the location. Early viewing is highly recommended.

£800,000









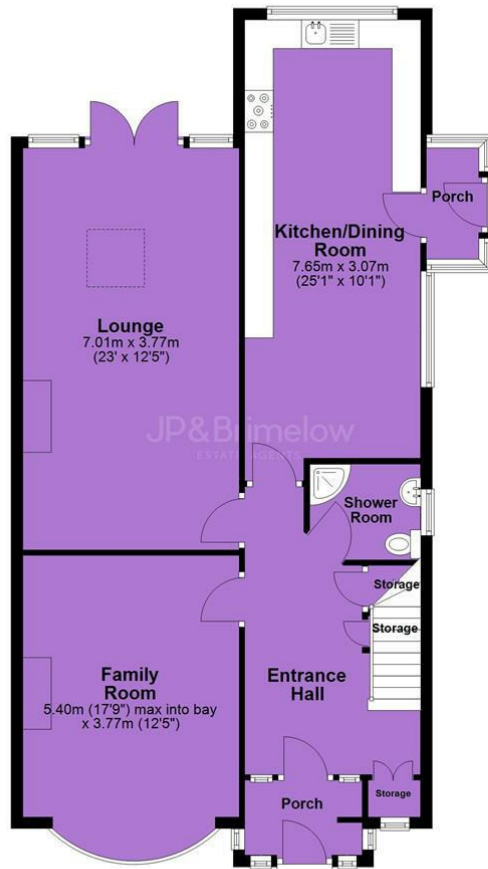
## EPC Chart

| Energy Efficiency Rating                    |   | Current                 | Potential |
|---------------------------------------------|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           |
| (92 plus)                                   | A |                         |           |
| (81-91)                                     | B |                         |           |
| (69-80)                                     | C |                         |           |
| (55-68)                                     | D |                         |           |
| (39-54)                                     | E | 44                      | 56        |
| (21-38)                                     | F |                         |           |
| (1-20)                                      | G |                         |           |
| Not energy efficient - higher running costs |   |                         |           |
| England & Wales                             |   | EU Directive 2002/91/EC |           |

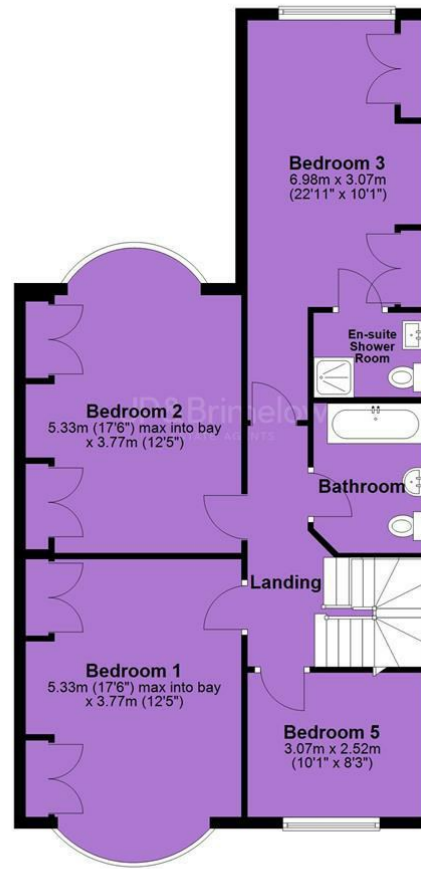


Tenure: Leasehold Council Tax Band: E

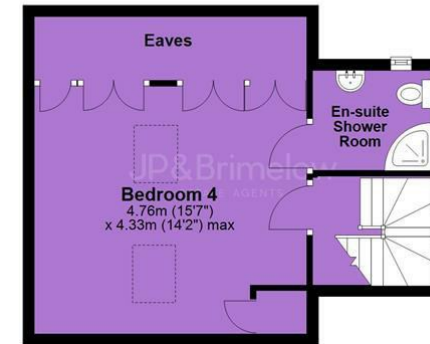
Ground Floor



First Floor



Second Floor



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