

32 Lime Grove, Old Trafford, Trafford, M16 0NN



**JP&Brimelow**  
ESTATE AGENTS

# Offers In The Region Of £360,000

 3  2  2  D

\*\*\*VIDEO TOUR AVAILABLE\*\*\* A spacious & stylishly presented, THREE DOUBLE BEDROOM, semi-detached property. This period home is located on a quiet residential road in Old Trafford, off Seymour Grove. Ideally located for fantastic transport links, amenities, parks and schools and just a short distance to both Chorlton, Stretford and Manchester City centre. In brief the well-planned, bay fronted property consists of a welcoming entrance hall with useful shower room, a delightful lounge to the front aspect, a good-sized dining room with views and access out into the rear garden, a fitted kitchen, and a utility area completing this floor. To the first-floor landing there are three good sized double bedrooms and a contemporary white three-piece bathroom suite complete with free standing roll top bath. Other benefits include gas fired central heating, high ceilings, period features, stripped and varnished floor boards, and a rear enclosed garden. Internal inspection is highly recommended.





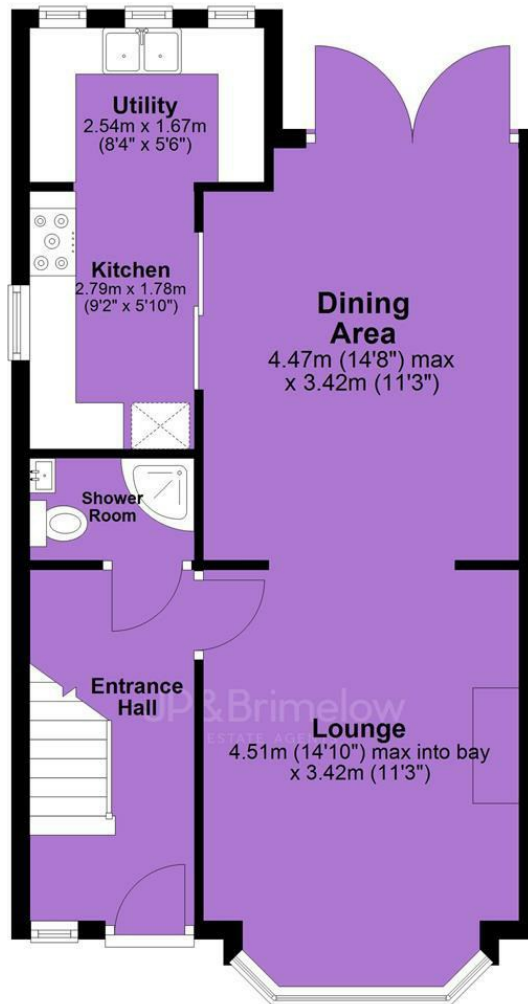
## EPC Chart

| Energy Efficiency Rating                    |   | Current                 | Potential |
|---------------------------------------------|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           |
| (92 plus)                                   | A |                         |           |
| (81-91)                                     | B |                         | 84        |
| (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 |           |

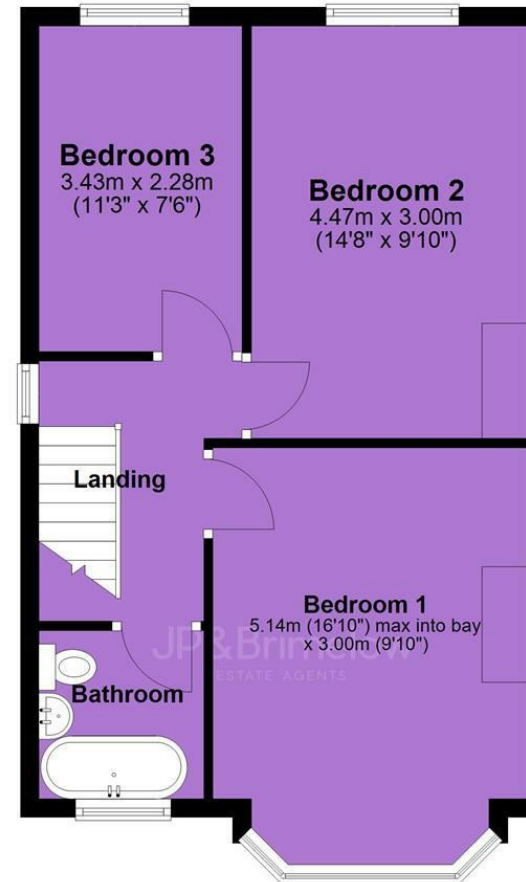


Tenure: **Leasehold** Council Tax Band: **B**

## Ground Floor



## First Floor



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