

158 Ayres Road, Old Trafford, Trafford, M16 9QB



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*****VIDEO TOUR AVAILABLE***** A beautifully presented **FOUR DOUBLE BEDROOM** period, bay fronted terrace, offering stylish interiors and a home that has been clearly well cared for by its current owners.

The property opens into a welcoming entrance hall, leading through to an impressive bay-fronted lounge at the front of the house, beyond the lounge is a generous dining area, positioned to the rear, with a downstairs WC tucked neatly off the hallway.

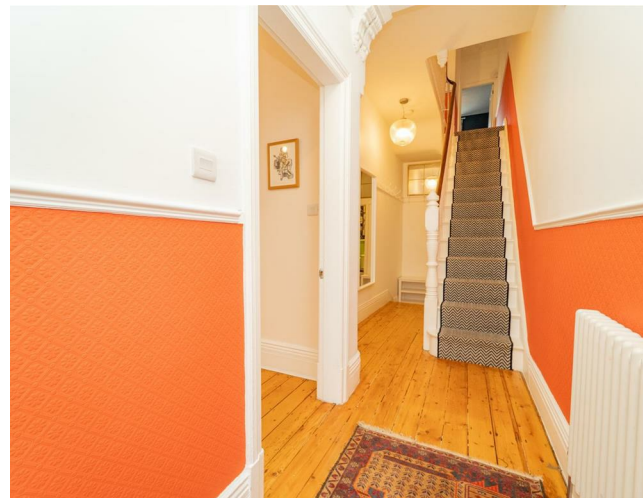
To the rear of the ground floor sits a stunning kitchen, fitted with modern cabinetry, complemented by butcher block worktops and a floor to ceiling window and patio doors, which create a bright and contemporary space. The double doors open directly onto the rear garden, making it ideal for summer dining and entertaining.

The basement level provides excellent additional space, featuring a large entertainment room, a separate study area, practical utility room, and further storage, offering flexible accommodation for home working and hobbies.

The first floor hosts three well-proportioned double bedrooms alongside a stylish three-piece family bathroom. The second floor is dedicated to a superb principal bedroom, benefitting from an en-suite shower room, useful storage, and access to the eaves.

The outstanding Seymour Park Community Primary School is located at the bottom of the road, along with Seymour Park and Hullard Park. Independent shops, local amenities and a strong community feel define this sought-after part of South Manchester. Trafford Bar and Firswood Metrolink stops are both approximately a 10-minute walk away. A well-balanced home offering generous space, a practical layout and a highly convenient location.

£495,000





EPC Chart

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D		
(39-54)	E	54	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Tenure: Freehold Council Tax Band: C



JP & Brimelow Estate Agents Ltd
 430 Barlow Moor Road, Manchester, M21 8AD
 Tel: 0161 8822233
 E: sales@jpbrimelow.co.uk www.jpandbrimelow.co.uk



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