

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



**JP&Brimelow**  
ESTATE AGENTS

# Offers In The Region Of £325,000



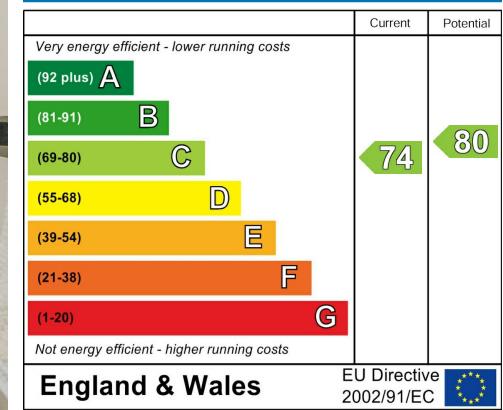
\*\*\*VIDEO TOUR AVAILABLE\*\*\* A delightful and well-kept, THREE BEDROOM, semi-detached property situated on a popular residential cul-de-sac here in Old Trafford off Seymour Grove. Within easy walking distance of all local amenities, Seymour & Hulland Park are both nearby, transport links into the City centre/Media City on Seymour Grove and the Metrolink station at Trafford Bar. In brief, the well-planned accommodation comprises; an entrance hall, a dining room to the front aspect, a good-sized lounge with views into the rear garden, a fitted kitchen which has access out into the rear garden, a W.C completes the ground floor. Whilst to the first floor there is a landing leading to the three good sized bedrooms, a white two-piece wet room and separate W.C completing this lovely home. The property benefits from gas fired central heating, both front and rear enclosed lawned gardens and a driveway providing off road parking.





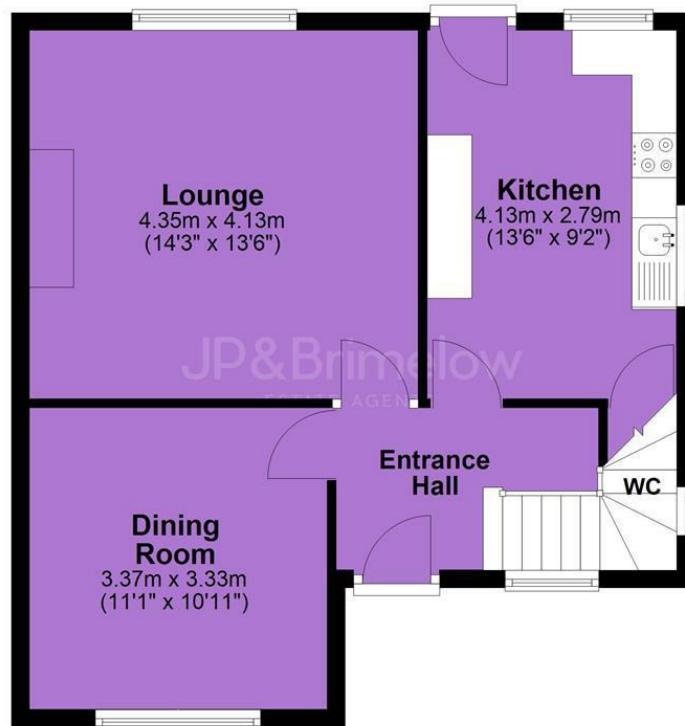
## EPC Chart

### Energy Efficiency Rating

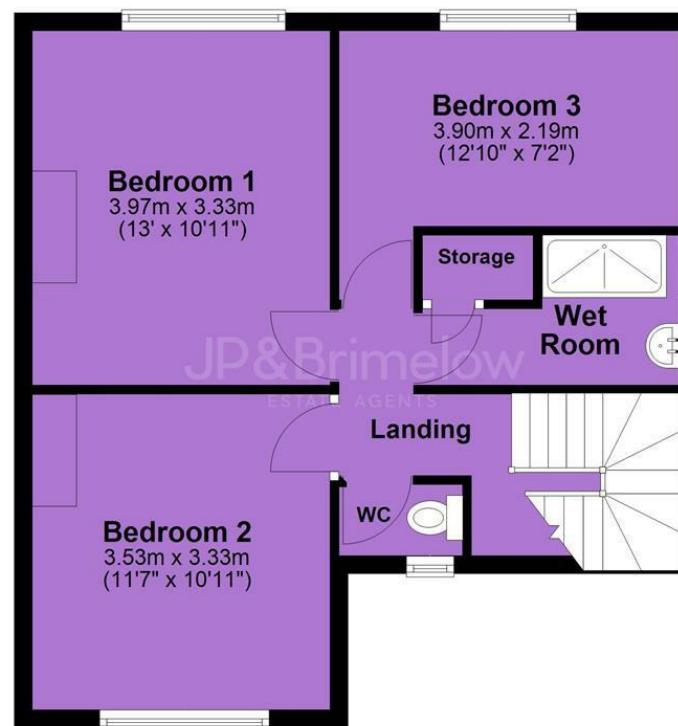


Tenure: **Freehold** Council Tax Band: **B**

## Ground Floor



## First Floor



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