



75 Seymour Grove | Manchester | M16 0UP

**Asking Price £255,000**

The  
**GOOD  
ESTATE**  
AGENCY

75 Seymour Grove | Old Trafford  
Manchester | M16 0UP  
Asking Price £255,000

2 BED, 2 BATH APARTMENT WITH BALCONY & PARKING. Welcome to this charming apartment located in the vibrant area of Urban Green, Old Trafford, Manchester. This delightful property boasts a generous 681 square feet of living space, making it an ideal home for individuals or small families seeking comfort and convenience.

As you enter, you are greeted by a spacious reception room that offers a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The apartment features two well-proportioned double bedrooms, providing ample space for rest and privacy. The house bathroom is thoughtfully designed, complete with a shower over the bath, catering to your daily needs.

Situated on the second floor, this apartment benefits from a lovely balcony, where you can enjoy fresh air and views of the surrounding area. The communal gardens add an extra touch of charm, offering a serene space to unwind amidst greenery.

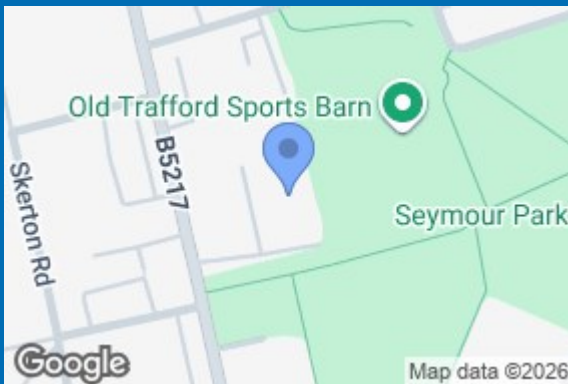
The Old Trafford location is particularly appealing, known for its rich cultural heritage and excellent transport links. Residents can enjoy easy access to local amenities, including shops, restaurants, and recreational facilities, making it a perfect spot for those who appreciate urban living.

This apartment presents a wonderful opportunity to embrace a comfortable lifestyle in a sought-after area. Whether you are looking to buy or rent, this property is sure to impress with its blend of space, style, and location. Don't miss the chance to make this delightful apartment your new home.

- TWO DOUBLE BEDROOMS
- HOUSE BATHROOM WITH SHOWER OVER BATH
- MASTER BEDROOM WITH EN SUITE SHOWER ROOM
- 2ND FLOOR
- 681 SQ FT
- SPACIOUS OPEN PLAN LIVING & DINING ROOM
- BALCONY
- 24 HOUR CONCIERGE
- COMMUNAL GARDENS
- OLD TRAFFORD LOCATION



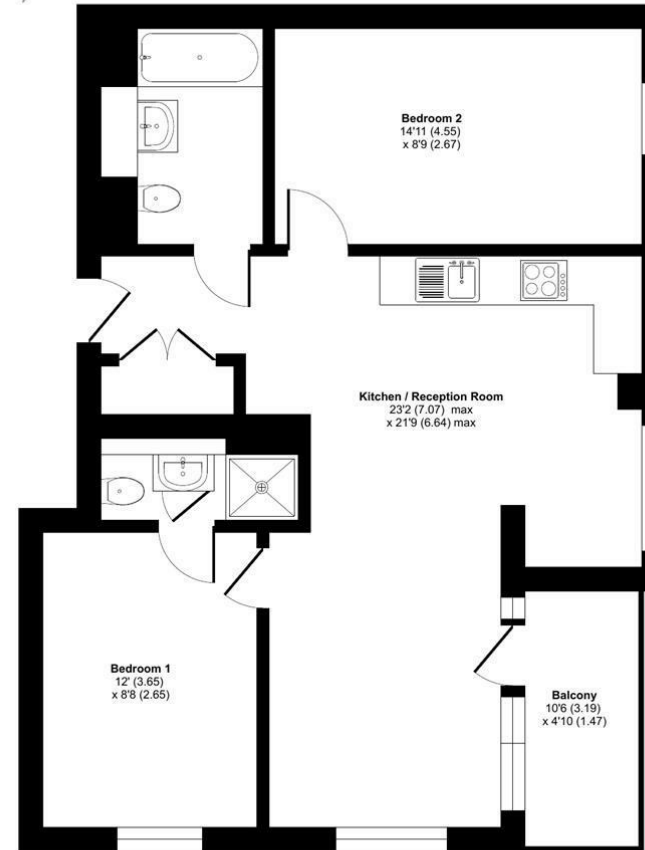




## Seymour Grove, Old Trafford, Manchester, M16

Approximate Area = 681 sq ft / 63.2 sq m

For identification only - Not to scale



SECOND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nidecom 2025. Produced for Flyp Homes Limited. REF: 1409713

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(12 plus) <b>A</b>			
(91-91) <b>B</b>		84	84
(69-80) <b>C</b>			
(54-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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