

34 Norton Street, Old Trafford, Trafford, M16 7QG



JP&Brimelow
ESTATE AGENTS

Offers In The Region Of £325,000

 3  1  2  D

VIDEO TOUR AVAILABLE A beautifully renovated and generously proportioned three double bedroom, mid-terrace period property, ideally situated on Norton Street in Old Trafford, close to the borders of Whalley Range. Offering a stylish blend of modern living and charming period character, this impressive home is perfectly positioned for access to a fantastic range of local amenities, green spaces and excellent transport links. Seymour and Hullard Parks are both within easy walking distance, while the shops, cafés and everyday amenities along Upper Chorlton Road are also close by. for commuters, Trafford Bar Metrolink station is conveniently located nearby, providing direct connections into Manchester City Centre, MediaCityUK and Manchester Airport. Internally, the property briefly comprises an entrance hallway leading into a welcoming lounge, featuring a beautiful bay window overlooking the front aspect. A separate dining room provides an ideal space for entertaining, while a useful under-stairs storage cupboard adds practicality. To the rear, you'll find a contemporary fitted kitchen, enjoying views and direct access onto the enclosed rear courtyard. To the first floor, the landing provides access to three well-proportioned double bedrooms, alongside a modern white three-piece family bathroom suite. Further benefits include gas-fired central heating, high ceilings, attractive period features and an enclosed rear courtyard. OFFERED WITH NO ONWARD CHAIN.





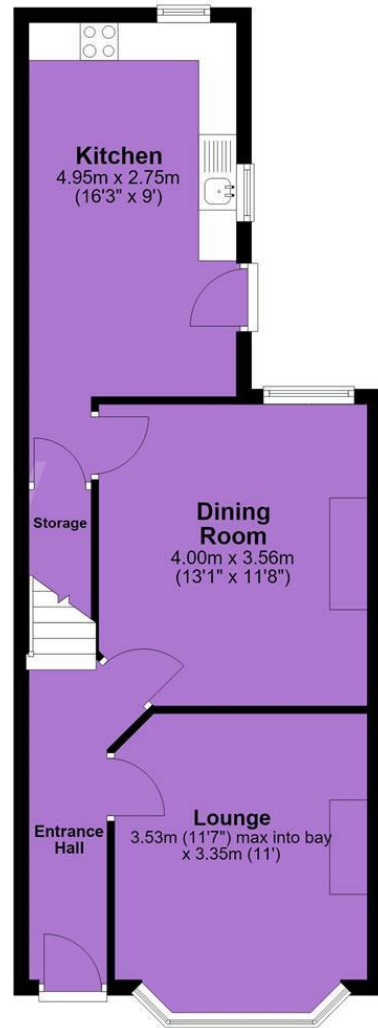
EPC Chart

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(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 	

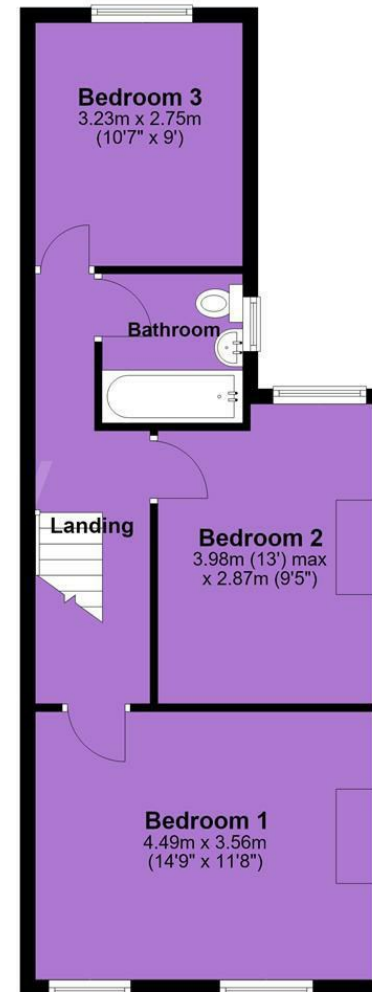


Tenure: **Leasehold** Council Tax Band: **B**

Ground Floor



First Floor



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