

5 Essex Way, Old Trafford, Trafford, M15 4GF



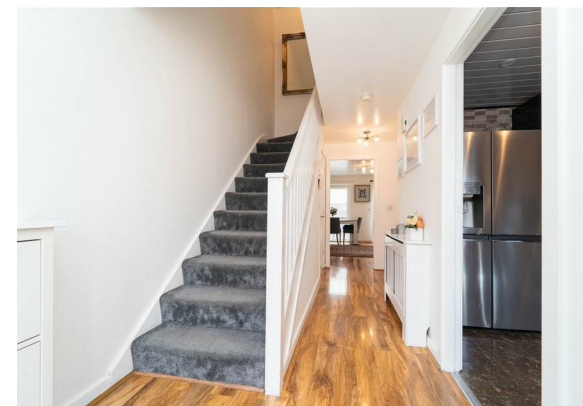
**JP&Brimelow**  
ESTATE AGENTS



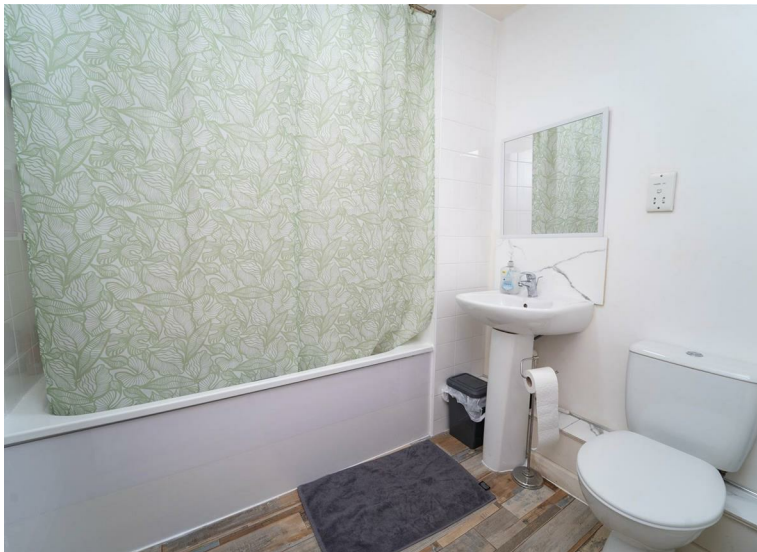
# Offers In The Region Of £275,000

2 2 1 C

\*\*\*VIDEO TOUR AVAILABLE\*\*\* A modern & immaculately presented, TWO DOUBLE BEDROOM, semi-detached property. Located on a quiet residential road in Old Trafford, off Stretford Road. Within walking distance to Cornbrook Metrolink station providing easy access directly into Manchester City Centre and Salford Quays. Situated close by to primary schools, parks and amenities. In brief, the property consists of a welcoming entrance hall with a useful storage cupboard, a fitted kitchen, a W.C, and a delightful lounge/dining room which has views and access out into the rear enclosed garden. Stairs leading to the first-floor landing reveal a storage cupboard, a white three-piece bathroom suite, and two well proportioned bedrooms. Other benefits include high ceilings, a driveway with EV charge point proving off road parking, and a rear enclosed garden.







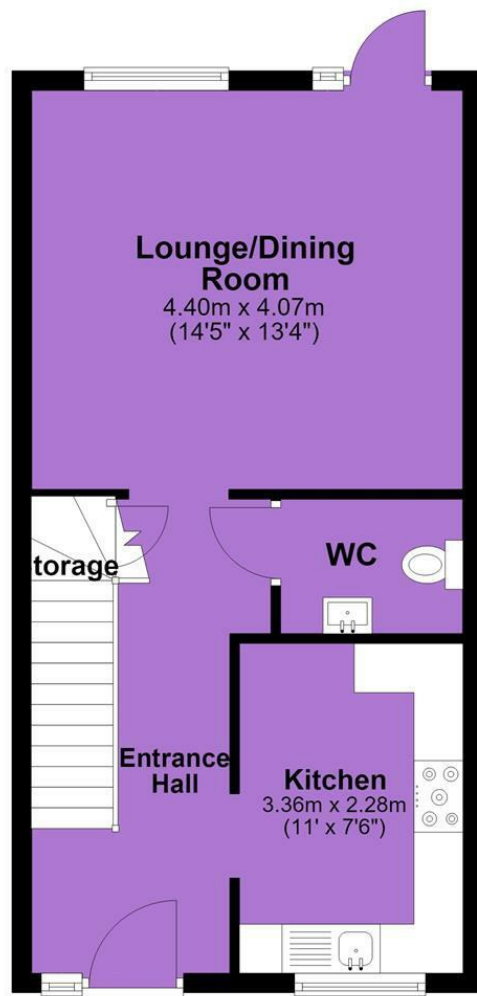
## EPC Chart

| Energy Efficiency Rating                    |  | Current                 | Potential |
|---------------------------------------------|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  | 78                      | 82        |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  |                         |           |
| (55-68) D                                   |  |                         |           |
| (39-54) E                                   |  |                         |           |
| (21-38) F                                   |  |                         |           |
| (1-20) G                                    |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| England & Wales                             |  | EU Directive 2002/91/EC |           |

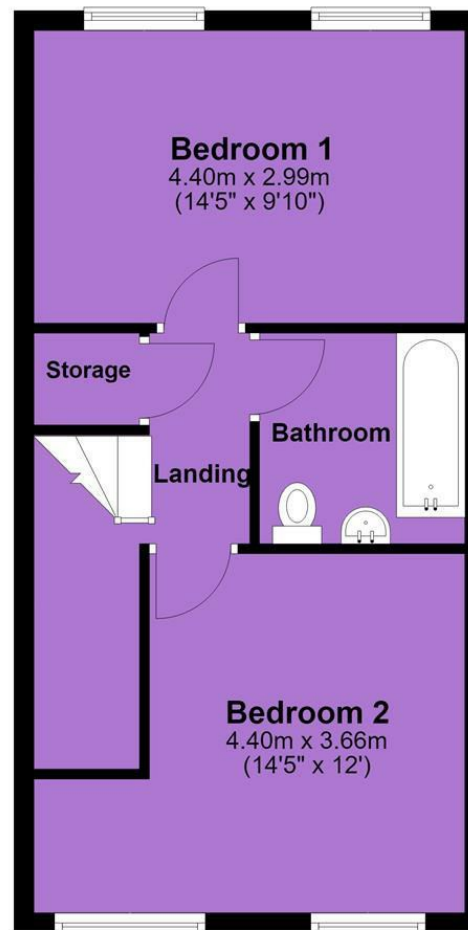


Tenure: **Freehold** Council Tax Band: **A**

## Ground Floor



## First Floor



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