

8 Morland Road, Old Trafford, Trafford, M16 9PA



**JP&Brimelow**  
ESTATE AGENTS



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\*\*\*VIDEO TOUR AVAILABLE\*\*\* A stunning bay-fronted THREE DOUBLE BEDROOM period house, situated on a lovely tree lined road in Old Trafford just off Ayres Road.

The well-planned accommodation offers a good-sized hallway with a downstairs W.C, a spacious lounge to the front aspect with a bay window, a further spacious dining area opening to a stylish fitted kitchen and access into the rear enclosed garden.

To the first floor there are three generous double bedrooms and a stylish three-piece family bathroom.

The property also benefits from being warmed by gas central heating and many period features throughout including stunning cast iron fire places, stripped wooden floor boards and high ceilings.


There is a brick-built outhouse to the rear of the property as well as an enclosed lawned south-west facing garden. The property is well-presented throughout and an early viewing is highly recommended to the location off Ayres Road here in Old Trafford.

£450,000





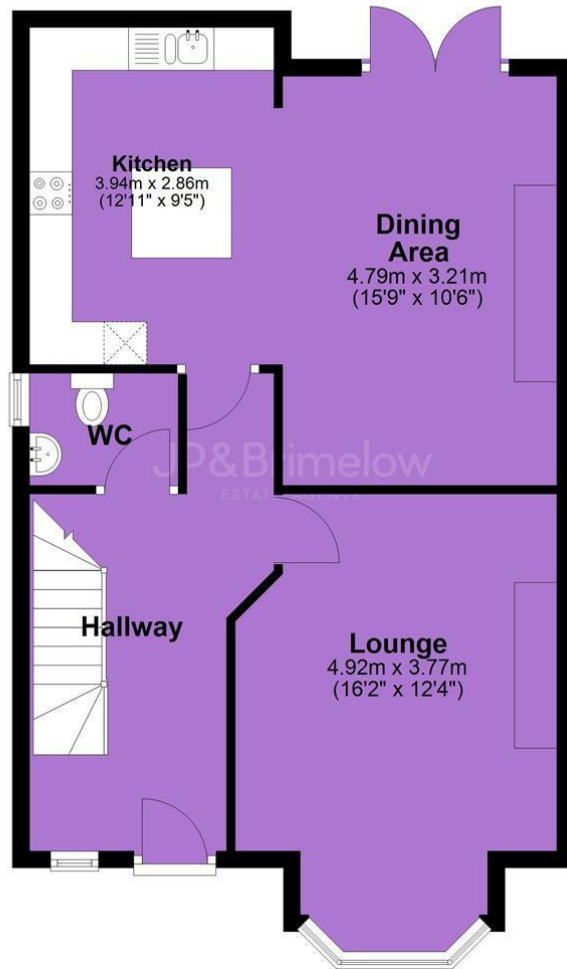
## EPC Chart

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>			EU Directive 2002/91/EC 

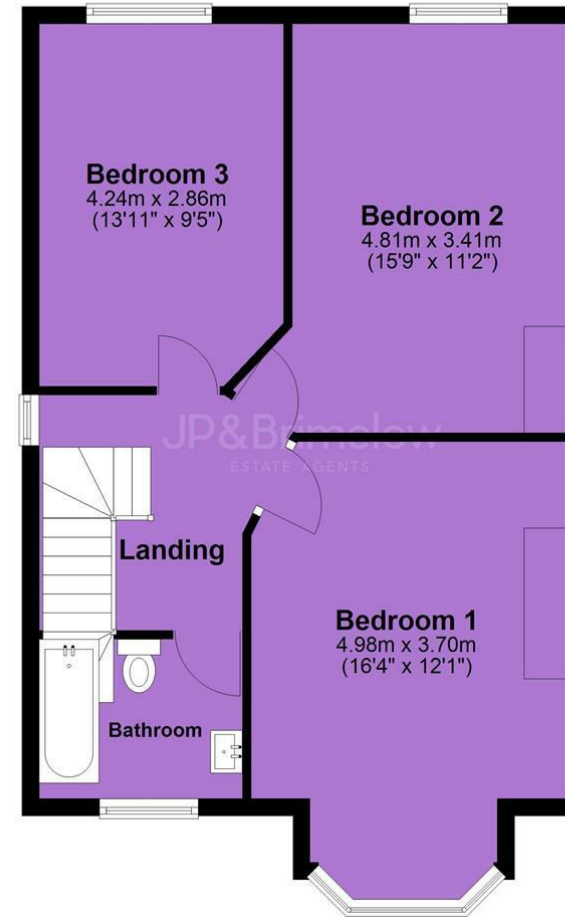


Tenure: Leasehold Council Tax Band: B

## Ground Floor



## First Floor



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