



jordan fishwick

244 Seymour Grove, Old Trafford, M16 0DT
Guide Price £610,000



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The Property

NO CHAIN A substantial THREE/FOUR DOUBLE BEDROOM SEMI DETACHED PERIOD PROPERTY WITH LOFT ROOM well placed for all local amenities, the Metro and Chorlton Village. This splendid property would benefit from some cosmetic updating and modernisation and will prove an ideal family home offering spacious and versatile ACCOMMODATION OVER THREE FLOORS. The property benefits from a GATED DRIVEWAY providing ample off road parking as well as a WEST FACING REAR GARDEN and is located only a short stroll away from multiple local schools, parks and the Metro (Firswood, 0.2 miles) providing fast access to both the city centre and nearby airport. The accommodation briefly comprises: porch, entrance hallway, spacious 17ft lounge open to the dining room, kitchen, sitting room/bedroom four with large bay window, boot room, shower room. To the first floor there are three generously proportioned double bedrooms, shower room, separate w/c and large storage room while the second floor reveals a useful loft room/studio and additional shower room. Both double glazing and gas central heating have been installed throughout. Externally to the front of the property a gated driveway provides convenient off road parking for multiple vehicles and mature hedgerow offers privacy from the road. To the rear a fenced and enclosed garden enjoys a sunny westerly aspect, ideal for enjoying warmer summer evenings and features a large, split level block paved patio area. Early viewing is most strongly recommended.

- NO CHAIN
- Substantial semi detached Edwardian property
- Spacious and versatile accommodation over three floors
- Westerly facing garden
- Gated driveway providing ample off road parking
- Well placed for Chorlton Village, multiple local schools and parks
- 0.2 miles to the Metro (Firswood)
- Ideal family home



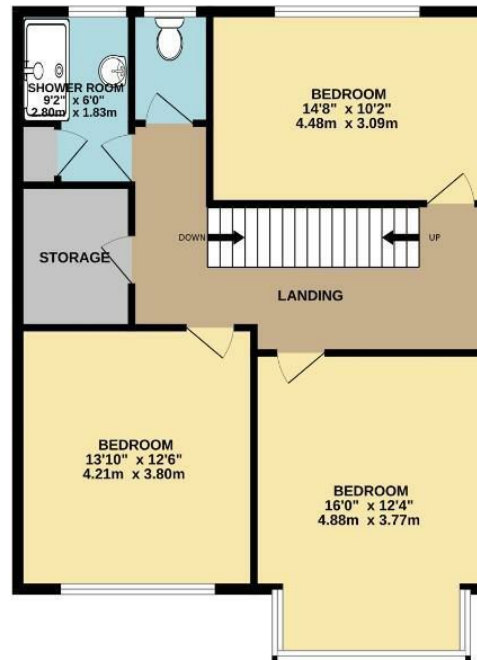
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 



GROUND FLOOR
992 sq.ft. (92.2 sq.m.) approx.



1ST FLOOR
793 sq.ft. (73.7 sq.m.) approx.



2ND FLOOR
370 sq.ft. (34.4 sq.m.) approx.



TOTAL FLOOR AREA : 2156 sq.ft. (200.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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