

4 Darley Road, Old Trafford, Trafford, M16 0DQ



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**\*\*\*VIDEO TOUR AVAILABLE\*\*\*** A well-presented **FOUR DOUBLE BEDROOM**, Edwardian bay-fronted semi-detached home, located on a highly sought-after tree-lined residential road just off Seymour Grove in the heart of Old Trafford.

The property is close to several local primary schools, the fantastic Seymour Park nearby, with highly regarded Trafford Grammar Schools served by either local bus routes or by the East Didsbury Metrolink at Firswood (5 mins) or the Altrincham Metrolink line at Trafford Bar (10 mins).

The Hilary Step Bar, shops and the Jam Street Café are all located on Upper Chorlton Road, the local amenities of Chorlton are a ten-minute walk.

In brief, the well-planned accommodation consists of a porch, an entrance hallway with access down into the useful chamber cellar. There is a lounge with a bay window to the front aspect, a family room with a box bay window with views into the front garden, a useful study with access into the enclosed rear garden and a fitted kitchen/Breakfast room to the ground floor.

To the first floor there is a landing leading to three double bedrooms, two benefitting from bay windows to the front aspect. A fourth bedroom currently being used as a kitchen/utility room, which also has access via a pull-down ladder into the useful loft space. A three-piece bathroom suite completes this fantastic home.

The property retains a host of original features such as stained and leaded windows, high ceilings, coving, picture rails and feature fire places. The property also benefits from gas fired central heating, chamber cellars with a further three-piece bathroom and an enclosed private lawned garden to the rear.

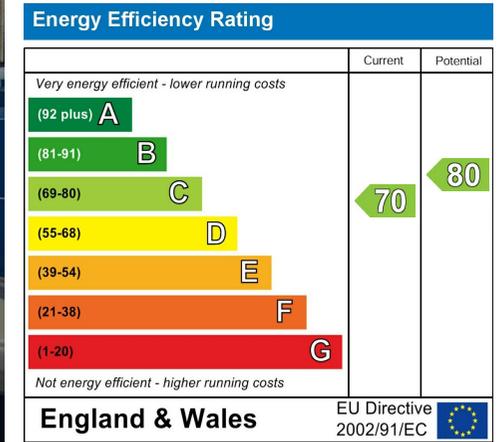
Early inspection is highly recommended.

£675,000





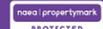
## EPC Chart



Tenure: Leasehold Council Tax Band: D



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