



EMMA
HATTON
LTD

Northumberland Road , Old Trafford Offers Over £499,500



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

- Superbly Presented Period Terrace
- 6 Double Bedrooms
- 2 Shower Rooms and Family Bathroom
- Lounge through to Sitting Room
- Extending kitchen/Diner
- Floor to ceiling Bi-Fold Doors
- Stripped Floors
- Landscaped Gardens

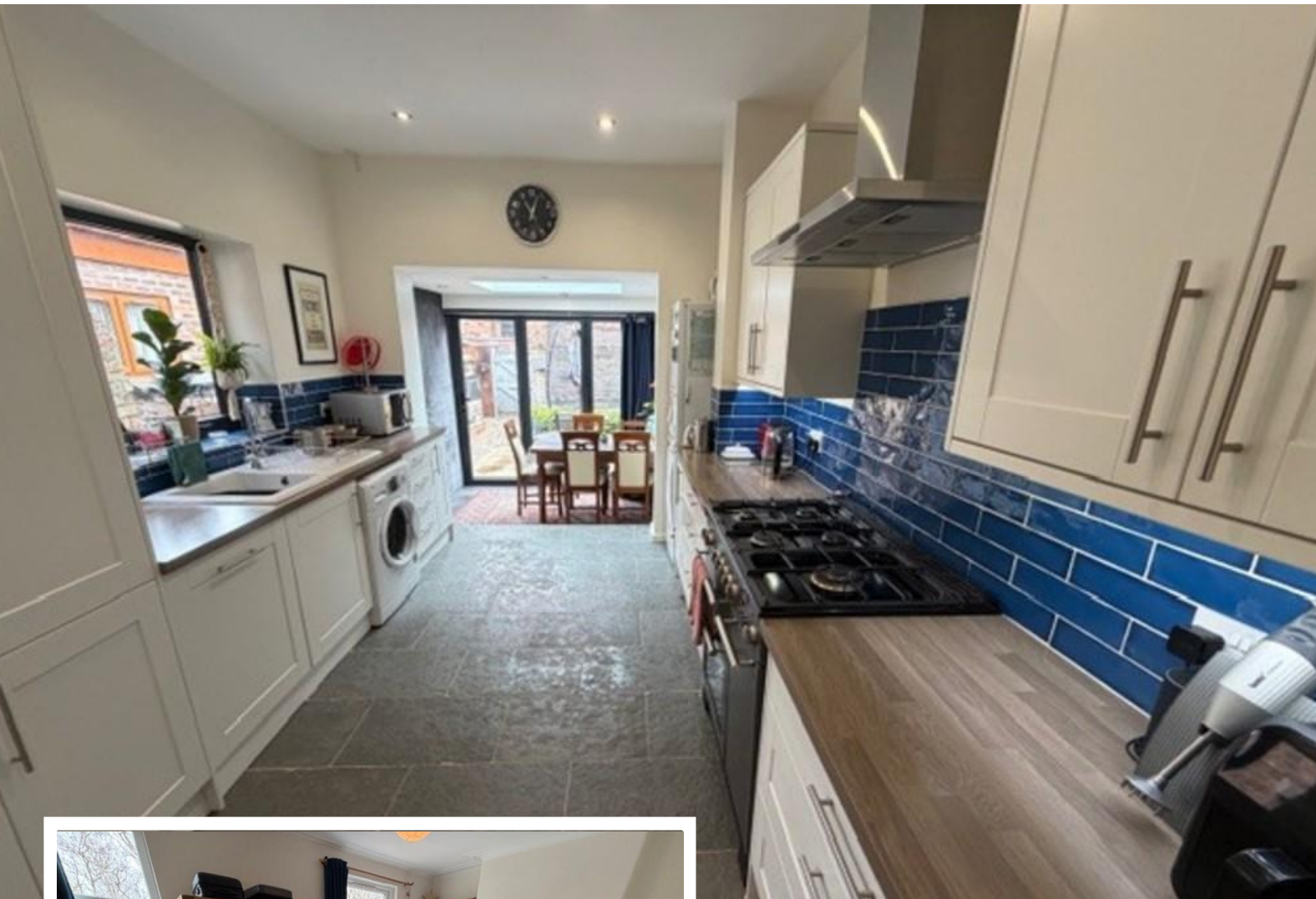


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101 Northumberland Road , Old Trafford , Manchester , M16 9PY



Property Description

Positioned overlooking Seymour Park is this superbly presented 6 DOUBLE bed roomed Period mid terrace, spanning over 4 floors and offering spacious and versatile accommodation this impressive home briefly comprises a good sized reception hallway with staircase leading to all floors, a well proportioned sized lounge leading to sitting room with French doors providing access to rear garden, fabulous extended open plan kitchen/Diner with feature atrium skylight window providing extra natural light together with floor to ceiling bi – folding doors offering delightful views and access to rear garden, in addition is a ground floor shower room/W.C and separate access to a lower ground floor leading to Bedroom 6/Office/Playroom with separate modern shower room.

To the first floor you will find a split level landing with a large front bedroom with twin windows to frontal aspect overlooking Seymour Park, 2 further double bedrooms and contemporary family bathroom, two additional double bedrooms are located on the second floor.

Retaining some original features including stripped varnished floors, the property also benefits from gas central heating, double glazing and landscaped gardens to front and



rear.
Conveniently located to all amenities and a short walk to Metro and within the catchment areas for excellent local schools, early viewing is highly recommended.

THE ACCOMMODATION COMPRISES:

- RECEPTION HALLWAY
- LOUNGE AREA: 13ft 7in x 11ft 6in.
- SITTING ROOM AREA: 15ft x 9in 8in.
- SHOWER ROOM/W.C.
- FITTED KITCHEN: 13ft 4in x 9ft 11in.
- DINING AREA: 8ft 11in x 6ft 7in.

FIRST FLOOR

- BEDROOM 1: 15ft 3in x 11ft 5in.
- BEDROOM 2: 13ft x 9ft 8in
- BEDROOM 3: 10ft 8in x 9ft 5in

FAMILY BATHROOM

SECOND FLOOR

- BEDROOM 4: 15ft 5in x 12ft 1in.
- BEDROOM 5: 12ft 3in x 9ft 10in

LOWER GROUND FLOOR

- BEDROOM 6: 12ft 10in x 11ft

SHOWER ROOM

OUTSIDE: A large garden frontage with gravel stone and planted borders complimented by flagged stone paving. To the rear is a delightful mainly gravel stone rear garden with hedgerow and raised planted/tree borders and a flagged stone patio area. In addition is a useful bin store area screened by timber fencing and a timber garden storage unit.

These particulars are believed to be accurate but they are not guaranteed and do not form a contract. Neither Emma Hatton Ltd nor the vendor or lessor accept any responsibility in respect of these particulars, which are not intended to be statements or representations of fact and any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Any floorplans on this brochure are for illustrative purposes only and are not necessarily to scale.