jordan fishwick

81 Ayres Road, Old Trafford, M16 7GS

Guide Price £420,000

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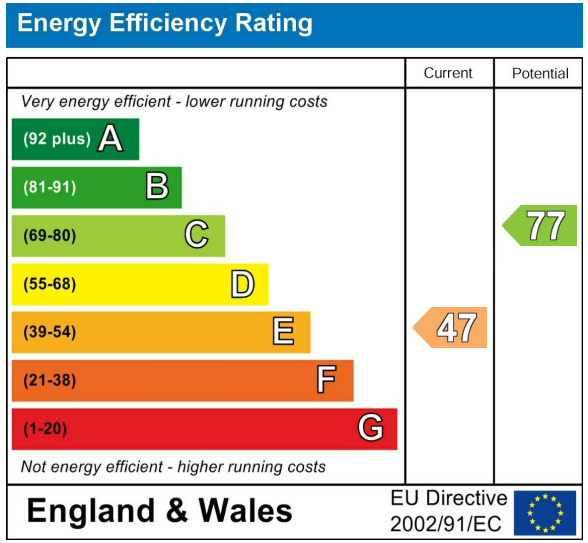
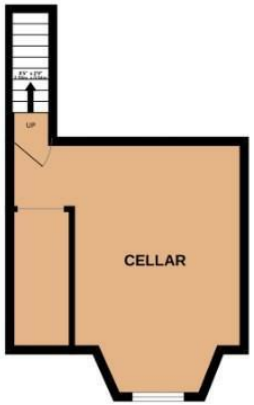
The Property

A superbly presented traditional bay fronted FOUR DOUBLE BEDROOM MID TERRACE PERIOD PROPERTY offering spacious, versatile family ACCOMMODATION OVER THREE FLOORS AND CELLARS. This delightful property benefits from a SOUTHERLY FACING REAR GARDEN and is conveniently located within only a short stroll from all local amenities and transport links plus there are multiple schools and parks all within easy reach. The accommodation briefly comprises: enclosed porch, entrance hallway, spacious 16ft lounge with large bay window, family room, 20ft dining kitchen with modern gloss units and integrated appliances, cloakroom/wc. To the first floor there are three generously proportioned double bedrooms, each benefitting from full height fitted wardrobes and spacious bathroom, fitted with a modern three piece suite and feature tiling. The the second floor reveals a further fourth good-sized double bedroom. Both double glazing and gas central heating have been installed throughout. Externally, to the front there is a garden with low level brick boundary and gated path to the front door. To the rear, a walled courtyard garden enjoys a sunny Southerly aspect and features a large covered patio area and beds with brick boundaries. Early viewing is most highly recommended.

- Delightful mid terrace period property
- Four good sized double bedrooms + three reception rooms
- Spacious and versatile accommodation over three floors and cellars
- Southerly facing rear garden
- Conveniently located for all local amenities and transport links
- Short stroll from multiple schools and parks
- Ideal family home
- Useful utility room to the cellars plus downstairs wc
- Council Tax: B. EPC: E



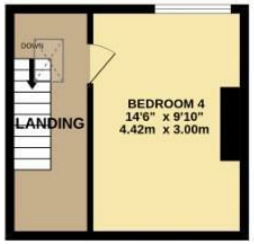
BASEMENT
243 sq.ft. (22.6 sq.m.) approx.



GROUND FLOOR
644 sq.ft. (59.8 sq.m.) approx.

1ST FLOOR
635 sq.ft. (59.0 sq.m.) approx.

2ND FLOOR
218 sq.ft. (20.3 sq.m.) approx.



TOTAL FLOOR AREA : 1740 sq.ft. (161.7 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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