

84 Upper Chorlton Road, Old Trafford, Trafford, M16 7RZ



JP&Brimelow
ESTATE AGENTS



3 3 2 F

VIDEO TOUR AVAILABLE CASH BUYERS ONLY DUE TO SUBSIDENCE*** A rare opportunity to acquire this unique THREE BEDROOM period detached home. This charming double fronted property is nestled away on a generous corner plot and boasts two floors of accommodation and a useful chamber cellar. Situated in a prime location on Upper Chorlton road here in Old Trafford.

Ideally located on a highly desirable, tree-lined road in the heart of Old Trafford. Within easy walking distance of both Whalley Range and Chorlton, benefitting from a wide selection of independent shops, green spaces, and convenient access to Metrolink stations at Ryebank Road, Firwood, and Trafford Bar on Seymour Grove, offering direct connections to the City Centre and Media City.

In brief this fantastic property is full of character throughout and consists of; an entrance hall which allows access down into the useful chamber cellars, a good-sized dining room to the front aspect which benefits from a box bay-window, a lounge which leads into the kitchen, a shower room, a large workshop which allows access into the orangery, a garage, and a store room which has access out into the rear.

Stairs leading to the first-floor landing reveal two good sized double bedrooms both benefitting from built in wardrobes, an additional bedroom complete with en-suite shower room, and a spacious four-piece bathroom suite complete this fantastic property.

The property benefits from original stained-glass windows, high ceilings, ceiling coving, a large useful garage with automatic door, and a good-sized front garden.

OFFERED WITH NO VENDOR CHAIN.

N.B- The vendor has advised us that the property has subsidence to the front, there is a further report for this upon request.

£325,000





EPC Chart

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		72
(55-68)	D		
(39-54)	E		
(21-38)	F	28	
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Tenure: Leasehold Council Tax Band: D



JP & Brimelow Estate Agents Ltd
430 Barlow Moor Road, Manchester, M21 8AD
Tel: 0161 8822233
E: sales@jpbrimelow.co.uk www.jpandbrimelow.co.uk



JP & Brimelow
ESTATE AGENTS

NOTICE: JP & Brimelow Estate Agents Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that:

- (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;
- (ii) all descriptions, dimensions, references to the condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
- (iii) no person in the employment of JP & Brimelow Estate Agents Ltd has any authority to make or give any representation or warranty whatever in relation to this property.

jpandbrimelowestateagents

@jpandbrimelow

