

14 Ayres Road, Old Trafford, Trafford, M16 9NB



JP&Brimelow
ESTATE AGENTS



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VIDEO TOUR AVAILABLE An attractive FIVE BEDROOM, period, double fronted end of terraced property situated on a popular tree lined road off Seymour grove here in Old Trafford. IN NEED OF FULL RENOVATION THROUGHOUT.

Within strolling distance to the Trafford Bar Metrolink station, giving you direct access into the city centre, Media City and Manchester International Airport. Also close to the well-known Trafford centre.

A fifteen-minute walk to the popular bars, restaurants and cafés on Manchester Road in Chorlton. Just a short stroll to both Seymour Park and Hullard Park, with Seymour community primary school nearby and access to the secondary schools in Trafford.

The accommodation consists; an entrance hall with stairs leading to all floors, a through lounge/dining room, a family room, study and a kitchen completes the ground floor with access into the rear courtyard style garden.

Whilst to the first floor, a landing reveals four bedrooms, one benefits from an ensuite dressing room and a three-piece bathroom.

The second floor reveals a landing leading to the fifth bedroom.

The property benefits from high ceilings, front and rear enclosed courtyard style gardens and wall mounted boiler and a useful chamber cellar. OFFERED WITH NO VENDOR CHAIN.

Call our team on 0161 882 2233 to book a viewing appointment prior to the AUCTION.

£200,000





EPC Chart

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			79
(55-68) D			
(39-54) E			
(21-38) F		36	
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Tenure: Freehold Council Tax Band: A



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