

28 Cranbourne Road, Old Trafford, Trafford, M16 9PZ

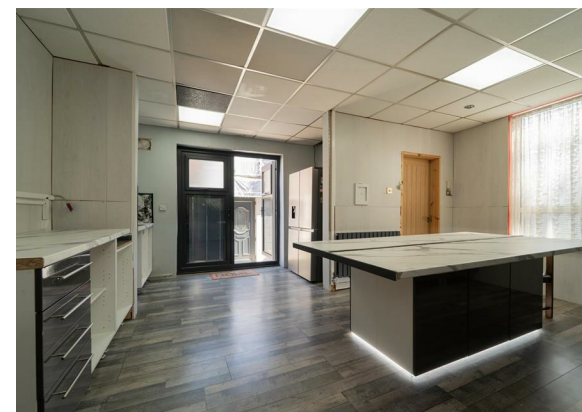


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Offers In The Region Of £325,000

 3  2  2  D

VIDEO TOUR AVAILABLE A well-kept and deceptively spacious, THREE DOUBLE BEDROOM, end terrace property. Situated on a highly desirable and sought-after, tree-lined residential road within easy walking distance of Ayres Road here in Old Trafford. Both Seymour and Hullard Parks are nearby, as well as Seymour Park Primary School and the Metrolink station at Trafford Bar, giving you direct access into Manchester City centre and Media City. In brief, the property consists of an entrance hall which allows access down into the useful chamber cellar, a front facing lounge with a bay window, a family room, a good-sized kitchen/ diner with the kitchen area giving access out into the rear garden, a W.C completes this floor. Stairs leading to the first-floor landing reveal three good sized bedroom which all benefit from built in wardrobes, a white three-piece shower room, and a separate W.C complete this property. Other benefits include gas fired central heating, high ceilings, and both front and rear enclosed gardens. OFFERED WITH NO ONWARD CHAIN.





EPC Chart

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	65	75
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	



Tenure: **Leasehold** Council Tax Band: **B**



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