



**3 Wilton Avenue, Old Trafford, Manchester M16 0JH**

3 bedroom semi-detached house—£420,000

£420,000 — 3 bedroom semi-detached house

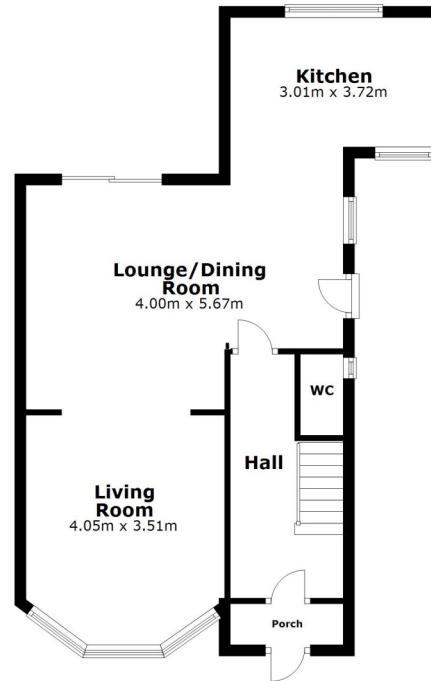
sales@cgpooks.co.uk

**An attractively refurbished semi detached house situated in a quiet cul-de-sac location in a popular residential area just a few minutes walk from the metrolink to the city centre and close to neighbourhood shops and schools. No chain.**

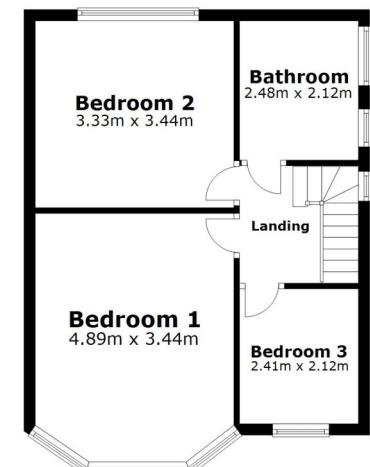
## KEY FEATURES

- Recently renovated to a high standard
- uPVC double glazed windows and gas central heating with newly fitted gas boiler
- Newly fitted spacious open plan breakfast kitchen with patio doors to rear garden
- Integrated kitchen appliances including induction hob, Bosch oven/microwave, dishwasher, washing machine and fridge freezer
- Recently refitted bathroom with bath and walk in shower cubicle
- Ground floor WC
- Gas supply to living room fireplace if required
- Generously sized level rear garden with natural stone patio
- Brick paved driveway providing off-road parking for one car
- Street parking
- Walking distance to local shops at Great Stone Road (0.2miles), Chorlton Centre with shops, bars and restaurants (0.7 miles) and Tesco and Aldi supermarkets (0.7miles)
- Short walk to Old Trafford Metrolink (0.2 miles) which is a 9 minute tram ride to Deansgate-Castlefield in the city centre.
- 2.2 mile drive to city centre
- Ideally placed for local schools with Kings Road Primary School, St Hilda's CE Primary School and Stretford Secondary School all within a 5 minute drive.

**Ground Floor**  
Approx. 55.3 sq. metres



**First Floor**  
Approx. 43.2 sq. metres



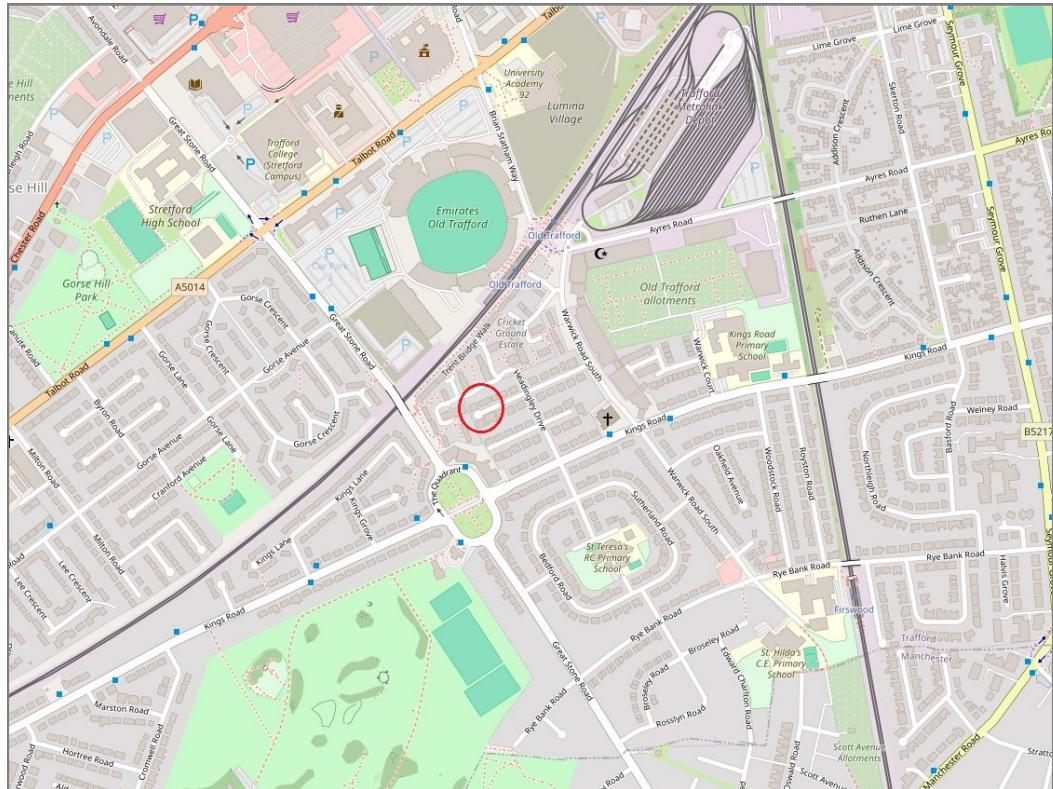
Total area: approx. 98.6 sq. metres











Tenure **Leasehold**

Lease Length **999 years from 1933**

Ground Rent **£5 per annum**

The freeholders have verbally offered to sell the freehold of the property to the new owners for £1,500 plus VAT plus their £750 plus VAT legal costs if buyers are interested in doing so. Buyers should confirm these figures with the freeholders prior to exchanging contracts if this is important to them.

Local Authority

Council Tax

EPC Band

Services

**Shropshire Council**

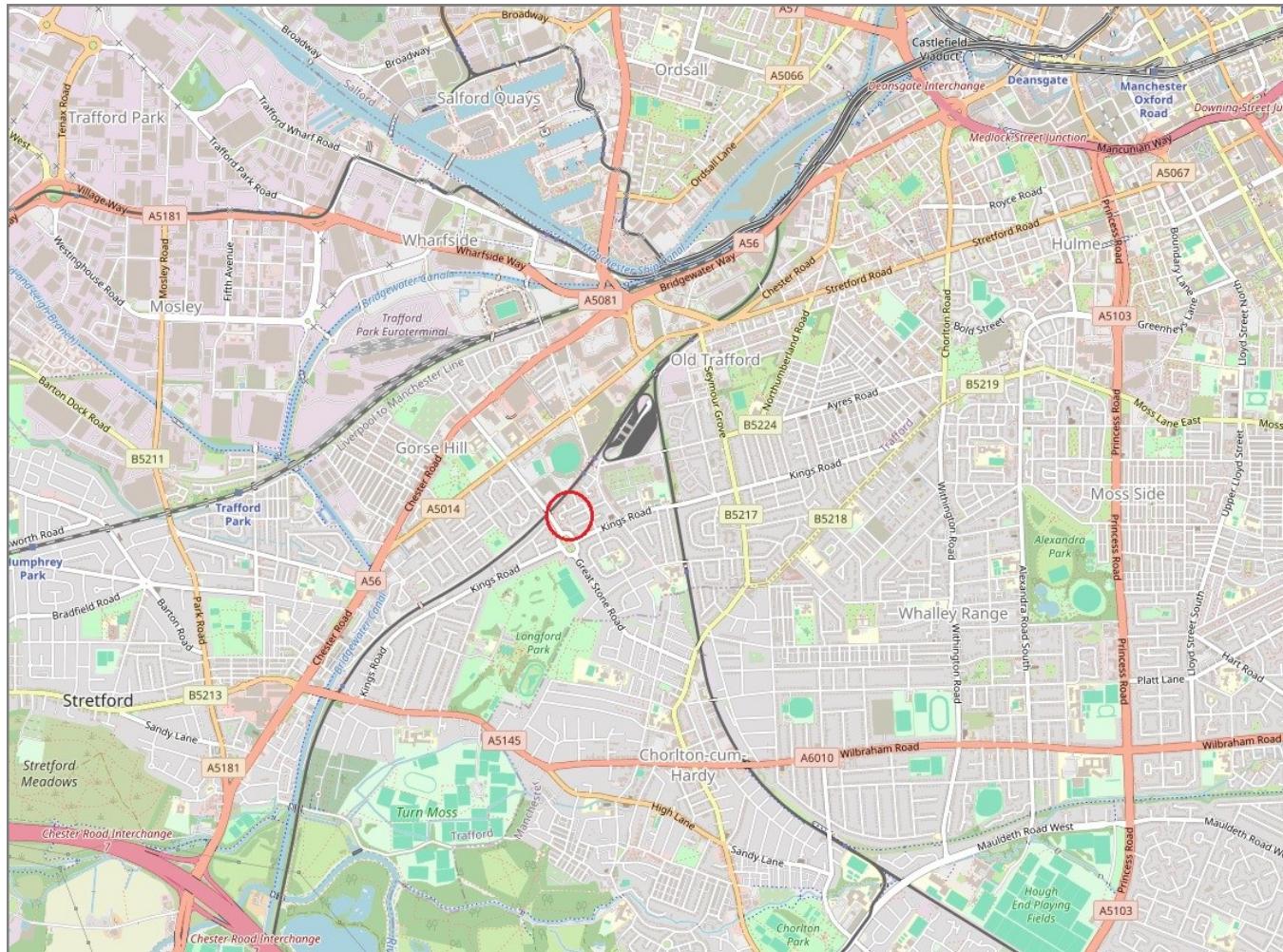
**Band C**

**TBC**

**All mains services are connected**

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