

73 Darnley Street, Old Trafford, Trafford, M16 9WD



**JP&Brimelow**  
ESTATE AGENTS



# Offers In The Region Of £325,000



\*\*\*VIDEO TOUR AVAILABLE\*\*\* A delightful and well-presented, larger than average THREE DOUBLE BEDROOM period mid-terraced property situated on Darnley Street here in Old Trafford. On the borders of Whalley Range, the property is just a short stroll to Seymour and Hullard Parks and ideally located for the local amenities on Upper Chorlton Road. Close by to the Metrolink station at Trafford Bar, giving direct access to Manchester City Centre, Media City and Manchester International Airport. The spacious property boasts an entrance hall with access into the useful storage cellars, two inviting reception rooms with feature fireplaces on the ground floor, as well as a fully fitted kitchen with butcher block worktops and access out into the rear courtyard. Stairs leading to the first floor reveal three large double bedrooms and a modern three-piece bathroom. The property is complete with many desirable features including gas fired central heating, high ceilings and a rear enclosed courtyard. Don't miss the opportunity to make this charming terraced house on Darnley Street your new home.







## EPC Chart

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



Tenure: **Leasehold** Council Tax Band: **A**



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