

263 Seymour Grove, Old Trafford, Trafford, M16 0DN



**JP & Brimelow**  
ESTATE AGENTS



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**\*\*\*VIDEO TOUR AVAILABLE\*\*\*** A beautifully presented and truly stunning FOUR BEDROOM, bay-fronted Edwardian semi-detached home, located on a highly sought-after residential road in Old Trafford.

Conveniently located within easy walking distance of both Chorlton and Whalley Range centres, this property is just a ten-minute drive from Manchester City Centre. It's also a short walk to the Metrolink station on Rye Bank Road, Firswood, providing direct access to Media City and the vibrant city life.

Ideally located for access to local amenities in Chorlton, the property is also near several reputable Primary Schools and close to popular spots like the Hilary Step Bar and The Nip and Tiddle Bar on Upper Chorlton Road.

In summary, the thoughtfully designed property features an entrance/reception hall with access down to the basement level, a three-piece family bathroom, an open plan L shaped lounge/dining area with a fitted kitchen and breakfast room. The kitchen area offers access into the rear enclosed landscaped garden.

On the first floor, you'll find three generously sized double bedrooms, a fourth bedroom, and a modern white four-piece shower room.

Whilst the basement level offers an additional living room, a useful utility area and a pantry.

The property retains a host of original features such as high ceilings, ceiling coving and feature fireplaces. It is equipped with gas-fired central heating and a resin driveway offering off-road parking for several vehicles. Additionally, it's in a prime location and has an impressive enclosed garden, filled with an array of plants, selection of patio areas and a potting shed.

£650,000





## EPC Chart

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>82</b>
(69-80) <b>C</b>		<b>72</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: D



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