

21 Coleridge Road, Old Trafford, Trafford, M16 9QU



JP&Brimelow
ESTATE AGENTS



VIDEO TOUR AVAILABLE ** GREEN HOME**

We are pleased to offer this tastefully extended FOUR/FIVE DOUBLE BEDROOM bay-fronted, semi-detached property. Situated on a highly popular residential road, off Seymour Grove in Old Trafford. On the borders of Chorlton and Whalley Range, the property is close to both Manley Park and Seymour Park "outstanding" registered local Primary Schools.

Local amenities of Chorlton including independent shops, lively bars and restaurants are a twenty-minute walk away. Ideally positioned close to the Metrolink station, with links to Media City, Manchester airport, the City Centre and cycle/bus routes on Upper Chorlton Road.

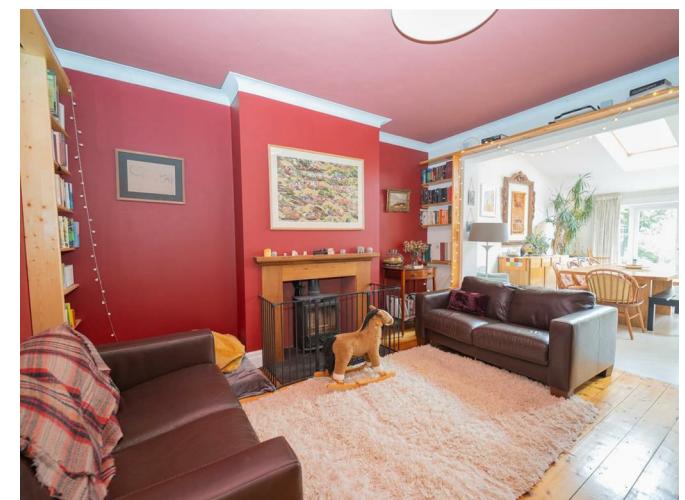
This attractive accommodation consists of; A porch, reception hallway, living room with a bay window and an open plan family room, complete with a retractable home movie system and smart lighting. Opening to an impressive fully fitted oak kitchen/diner with granite worktops, a Franke water tap and integrated appliances. An office offering potential for use as a fifth bedroom. Downstairs boasts an energy efficient underfloor heating system, running at a lower temperature than a radiator system.

The first floor offers a landing leading to three double bedrooms and a modern four-piece family bathroom. The second floor reveals a spacious master bedroom with useful loft storage and a three-piece en-suite bathroom.

Further features include; brand new 4kw solar panel system, gas fired central heating and energy efficient underfloor heating to the ground floor. An A+ rated clear wood burner, original sanded and oiled floors, mains powered fire alarm system and original features such as picture rails and ceiling coving.

With an energy performance rating of B, early internal inspection is highly recommended to appreciate this superb energy efficient 'green home'.

£565,000





EPC Chart

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	88	88
(81-91) B		
(69-80) C		
(55-68) D		
(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: C



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