

156 Ayres Road, Old Trafford, Trafford, M16 9QB



**JP&Brimelow**  
ESTATE AGENTS





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\*\*\*VIDEO TOUR AVAILABLE\*\*\* A stunning FOUR DOUBLE BEDROOM terraced house which has been tastefully renovated, with beautiful results. The house is loved by its current owners.

The inviting entrance hall leads you to a spacious lounge room at the front of the property, complete with a working fireplace- perfect for those cold, winter nights! Further down the hallway sits another family room, with built in book shelves and downstairs WC.

To the rear of the ground floor you'll be greeted with a large kitchen and dining room. Ply worktops and shelves teamed with modern cabinets give this space a clean and light feel. Double doors lead out into the back garden for summer dining and entertaining.

To the first floor sit three double bedrooms and a modern 3-piece bathroom.

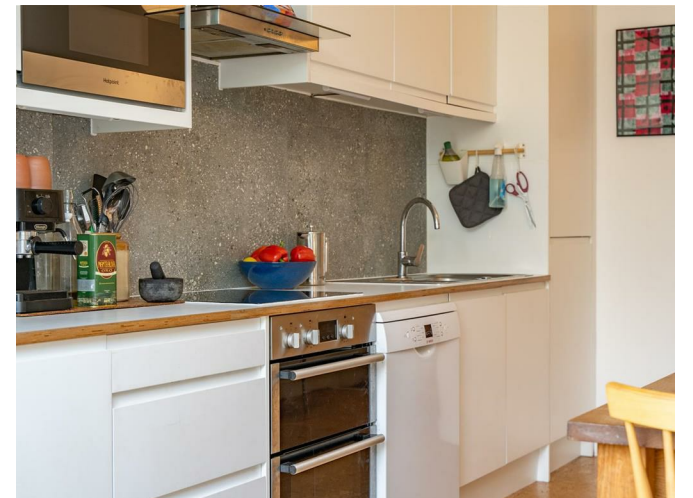
Whilst the second floor reveals a landing leading to further double bedroom with a useful storage cupboard.

The back garden has been designed and landscaped by the owners who have installed a terrazzo patio using granite and marble. Raised beds house a variety of flowers, mature plants and trees. A brick boundary wall encloses the garden and there is gate access to the rear alleyway. To the front aspect, a gated brick wall and mature hedgerow add privacy from the street. A further terrazzo paved path leads to the entranceway, on the right of which you will find a variety of plants and trees. The property benefits from not being overlooked either at the front or back.

Outstanding school, Seymour Park Community Primary, is located at the bottom of the road, as are Seymour Park and Hullard Park. Local, independent shops and facilities are on the doorstep and there is a caring, community feel to this part of South Manchester. Trafford Bar and Firswood Metrolink are a 10 minute walk away.

£450,000

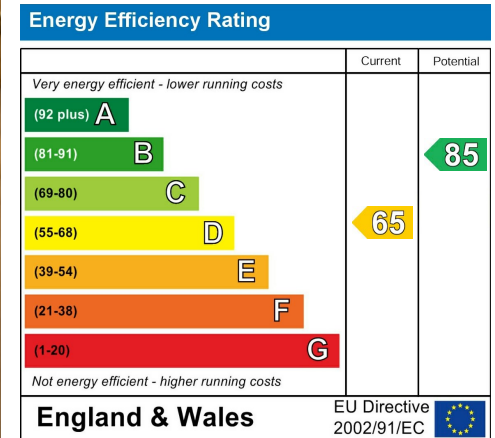








## EPC Chart



Tenure: Leasehold Council Tax Band: C



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