

12 Kings Crescent, Old Trafford, Trafford, M16 0LY



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Offers In The Region Of £350,000

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VIDEO TOUR AVAILABLE A delightful THREE BEDROOM, semi-detached property. Situated on a quiet residential crescent in the heart of Old Trafford. Kings Crescent is ideally placed for a range of local amenities, including independent cafés, shops, and well-regarded schools, and excellent transport links. Old Trafford Metrolink stop, major bus routes, and nearby road connections provide easy access to Manchester City centre and Salford Quays. In brief, the well-planned accommodation comprises an entrance hall with useful storage area, a good-sized lounge with a feature fireplace, a downstairs W.C and an impressive open fitted kitchen/dining room with access into the rear enclosed garden. To the first floor there is a landing leading to three good sized bedrooms and a four-piece modern bathroom suite completes this lovely home. The property benefits from gas fired central heating and a rear enclosed garden.





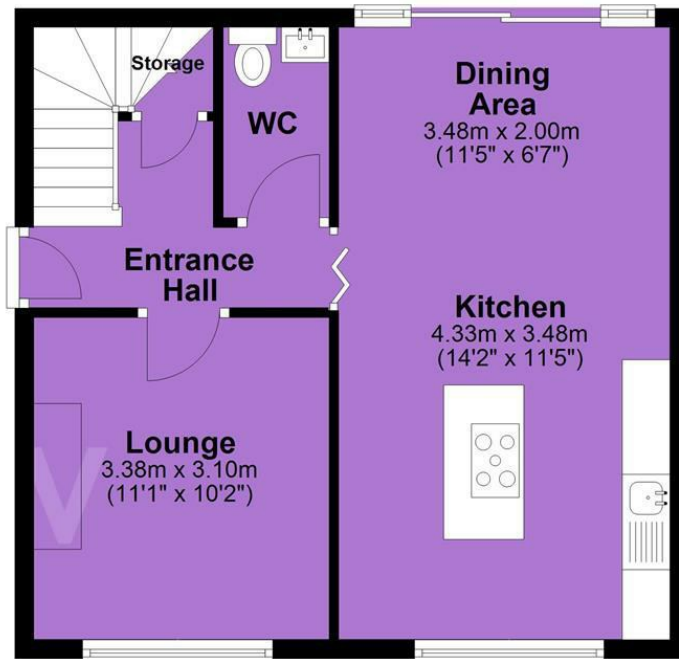
EPC Chart

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

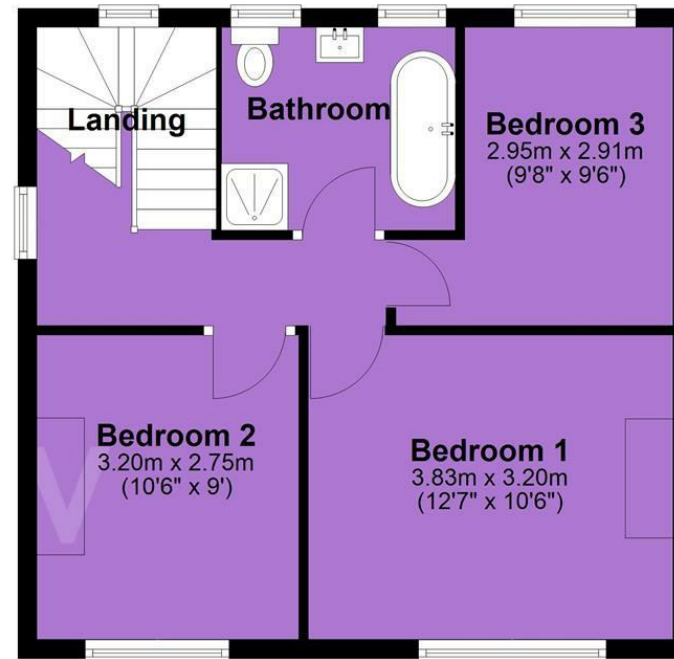


Tenure: **Freehold** Council Tax Band: **B**

Ground Floor



First Floor



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