

208 Upper Chorlton Road, Old Trafford, Trafford, M16 9RW



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VIDEO TOUR AVAILABLE An attractive and substantial, FOUR BEDROOM, Edwardian, bay fronted, semi detached property. Located on a highly regarded residential tree lined road here in Old Trafford.

Ideally located on Upper Chorlton Road, this home benefits from excellent transport links, providing easy access to Manchester city centre, major motorways, and the nearby Metrolink. Highly regarded schools, including the outstanding Manley Park Primary and William Hulme Grammar School, as well as the vibrant Alexandra Park, are all within walking distance.

The Hilary Step Bar, The Kaana South Asian Canteen and a selection of shops are all located on Upper Chorlton Road, the local amenities of Chorlton are a short walk. Transport links are excellent with the Metrolink stations at Firswood (5 min walk) and Trafford Bar (10 min) providing access to Media City, the Airport & City centre life.

In brief the accommodation consist of; An entrance hall which allows access down into the useful chamber cellar. Within the cellars you will find a utility room, sauna, and storage space. To the front aspect of the ground floor there is a good-sized lounge benefitting from a log burner, to the rear there is a fabulous open plan modern fitted kitchen/ dining room. Double doors of the dining room allow views and access into the rear garden.

Whilst to the first floor there are four good sized bedrooms and a white three-piece bathroom suite.

The property benefits from; gas fired central heating, ceiling coving and picture railing, stripped and varnished floor boards, useful chamber cellars. A driveway providing off road parking and a rear enclosed garden.

£595,000





EPC Chart

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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	68	80
		EU Directive 2002/91/EC



Tenure: Leasehold Council Tax Band: D



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