

14 Cranbourne Road, Old Trafford, Trafford, M16 9PZ



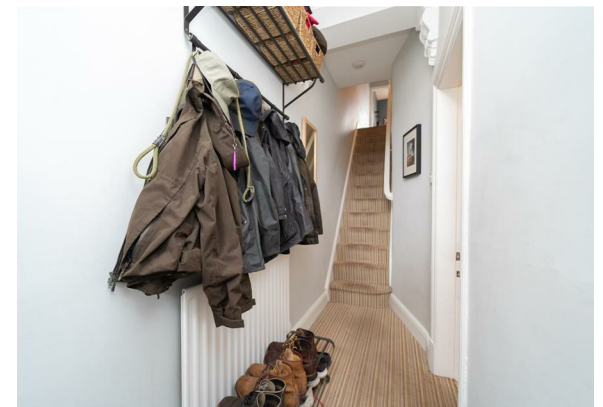
**JP&Brimelow**  
ESTATE AGENTS



# Offers In The Region Of £340,000

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\*\*\*VIDEO TOUR AVAILABLE\*\*\* An attractive and beautifully presented THREE BEDROOM, period property here in Old Trafford. This mid terrace home, is situated on a highly desirable and sought-after tree-lined residential road. Within easy walking distance of Ayres Road here in Old Trafford. Seymour and Hullard Parks are nearby, as well as the Metrolink station at Trafford Bar, giving you direct access into Manchester City centre and Media City and Seymour Park Primary School. In brief, the accommodation consists; an entrance hall, a good-sized dining room to the front aspect leading through to a beautiful lounge with original feature fireplace and fitted cupboard, a modern fitted kitchen with access down into the useful chamber cellars and also out into the rear enclosed courtyard style garden. Whilst to the first floor there is a landing leading to three good-sized bedrooms the master benefitting from built in wardrobes and a modern white three-piece bathroom. The property benefits from; gas fired central heating, high ceilings, picture railings and cornicing detail, original features and an enclosed rear courtyard.







## EPC Chart

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>70</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: **Freehold** Council Tax Band: **B**



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