

20 Rostherne Avenue, Old Trafford, Trafford, M16 7QH



**JP&Brimelow**  
ESTATE AGENTS



# Offers In The Region Of £320,000

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\*\*\*VIDEO TOUR AVAILABLE\*\*\* A well-kept, THREE BEDROOM, bay fronted semi-detached property situated on a highly popular residential cul-de-sac, off Kings Road in Old Trafford. On the borders of Whalley Range, the property is close to Manley Park and Seymour Park "outstanding" registered local Primary Schools. Close by to the Metrolink station at Trafford Bar giving direct access to Manchester City Centre, Media City and Manchester International Airport. \*\*IN NEED OF COSEMETIC UPDATING THROUGHOUT\*\*. The well-planned accommodation consists of a porch, an entrance hallway with access down into the useful chamber cellar. A dining room with bay window to the front aspect, a good-sized lounge with box bay window to the rear with views out into the garden and a kitchen with access out into the garden. To the first floor a landing reveals three good sized bedrooms the master benefitting from a bay window, a three-piece bathroom completes this home. The property benefits from gas fired central heating, high ceilings, a driveway providing off road parking, a useful garage and a rear enclosed garden.







## EPC Chart

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		80
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	37	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 



Tenure: **Leasehold** Council Tax Band: **C**





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