

4 Grendale Drive, Old Trafford, Trafford, M16 9BN



JP&Brimelow
ESTATE AGENTS

Offers In The Region Of £260,000


 3  1  2  C

VIDEO TOUR AVAILABLE A light and well-presented THREE BEDROOM, mid-terrace home located in a prime area of Old Trafford. Set on a highly sought-after residential cul-de-sac adjacent to Hullard Park, this property enjoys a peaceful yet convenient setting. Just a short stroll from Ayres Road, Seymour Park, Trafford Bar Metrolink station, offering direct routes to Manchester City Centre and Media City and within the catchment area of the popular Stretford Road Primary, St Alphonsus Primary and Seymour Park Primary. In summary, the accommodation includes an entrance hallway, a front-facing lounge, and a modern fitted kitchen/dining area with access to a private rear garden. The ground floor also benefits from a convenient downstairs W.C. Upstairs, there are three well-proportioned bedrooms and a four-piece family bathroom. The property is heated by gas-fired central heating and features a lawned front garden, a practical rear garden with a storage shed, and off-road parking for multiple vehicles. Early viewing is highly recommended to appreciate the potential.





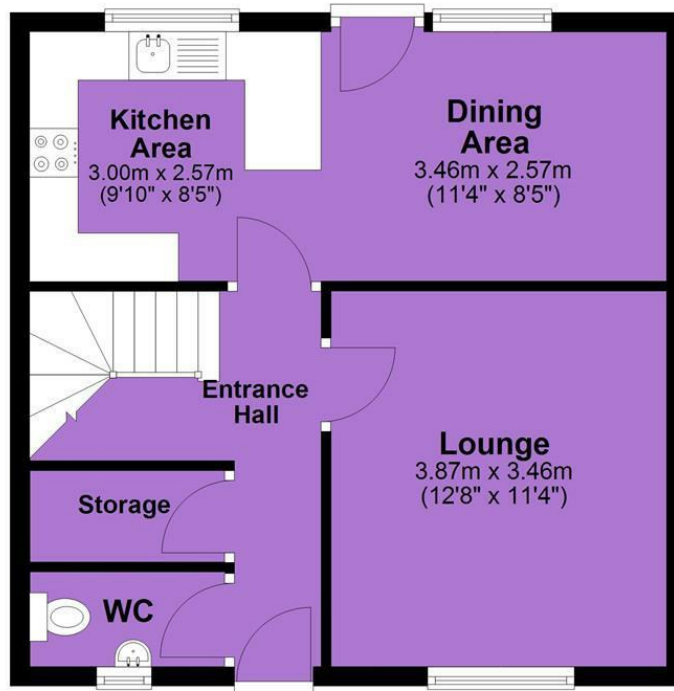
EPC Chart

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	81
(55-68) D		
(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: **A**

Ground Floor



First Floor



JP & Brimelow Estate Agents Ltd
430 Barlow Moor Road, Manchester, M21 8AD
Tel: 0161 8822233
E: sales@jpbrimelow.co.uk www.jpandbrimelow.co.uk



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