

36 Auburn Road, Old Trafford, Trafford, M16 9NT



JP&Brimelow
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VIDEO TOUR AVAILABLE An attractive and deceptively spacious FOUR BEDROOM, period, semi-detached property. Ideally positioned on a highly sought-after, tree-lined residential road in Old Trafford, just off Kings Road.

Enjoying a superb location, the property is within easy walking distance of both Seymour Park and Hullard Park, alongside a variety of well-established independent shops and local amenities. Seymour Park Primary School is conveniently situated at the top of the road, while Trafford Bar Metrolink station provides excellent transport links to MediaCityUK and Manchester city centre.

In brief, the property offers generously proportioned and versatile accommodation throughout. The ground floor briefly comprises an entrance porch, an entrance hall, a spacious front-facing dining room, a separate lounge with direct access to the rear garden, a useful shower room, a breakfast room leading through to a fitted kitchen, and a substantial storage room.

To the first floor, the landing provides access to four bedrooms, including two well-proportioned double bedrooms and two additional bedrooms, completing the first-floor accommodation is a two-piece bathroom suite and a separate WC.

Combining spacious accommodation and a desirable Old Trafford location, this property presents an excellent opportunity for buyers seeking a well-connected family home close to parks, schools, local amenities and convenient transport links.

Further benefits include gas fired central heating, high ceilings, a driveway providing off road parking, and a rear enclosed garden.

OFFERED WITH NO ONWARD CHAIN.

£420,000





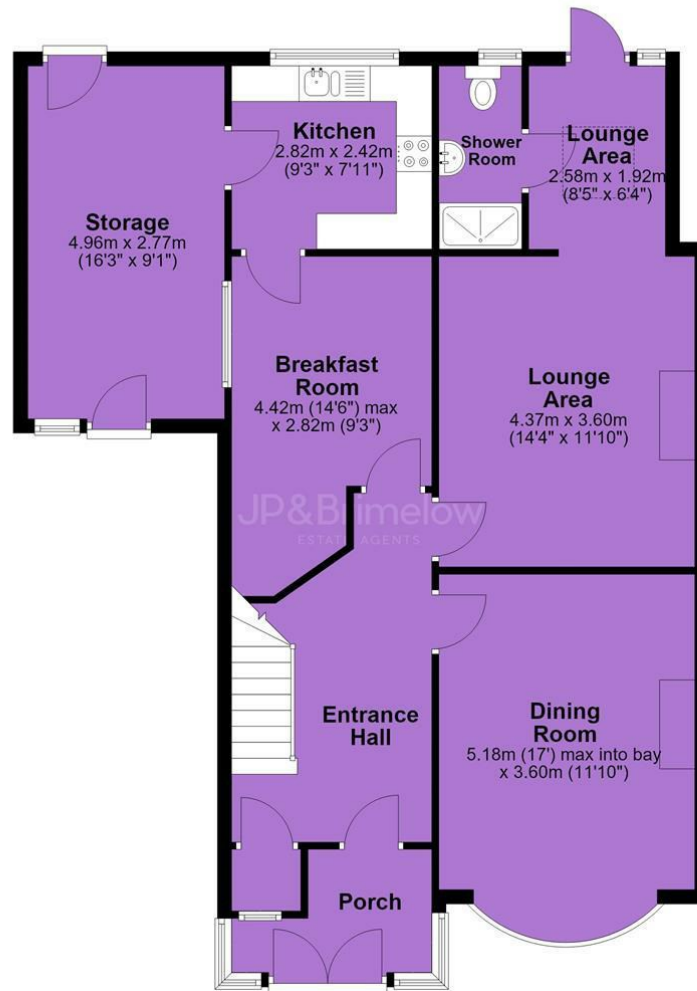
EPC Chart

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	76
(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 	

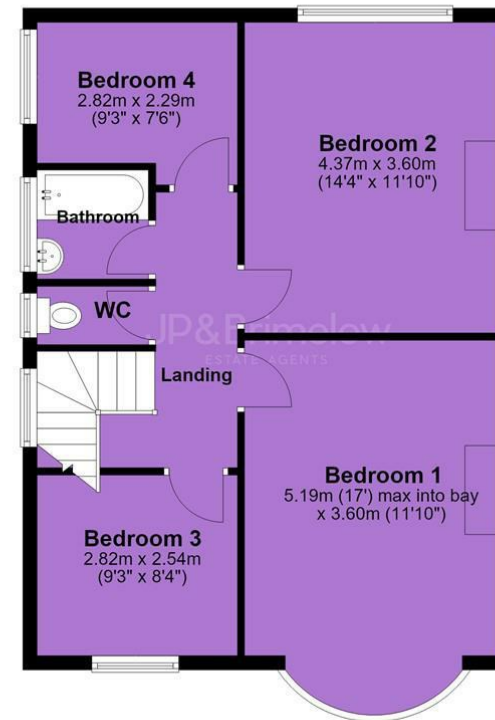


Tenure: Leasehold Council Tax Band: C

Ground Floor



First Floor



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