9 Auburn Road, Old Trafford, Trafford, M16 9WS

4 1 2 D

VIDEO TOUR AVAILABLE An immaculately presented FOUR DOUBLE BEDROOM, larger than average semi-detached family home, located off Ayres Road in Old Trafford.

Positioned on a highly desirable tree lined residential road, the property is within easy walking distance of Seymour and Hullard Park and well-established independent shops. Seymour Park Primary School is at the top of the road and the Metrolink station at Trafford Bar gives direct access into Media City and city life.

The thoughtfully-planned accommodation comprises a porch, an entrance hallway, a stunning lounge with a stained-glass bay window to the front aspect, a family room with an original cast iron fireplace and a fully fitted light and modern kitchen/breakfast room, completing the ground floor, with access leading out to the garden.

To the first floor there is a landing leading to the four spacious double bedrooms, the principal benefitting from bay stained-glass windows and a fitted three-piece family bathroom suite. Stairs lead to the second floor, which is currently being used as a studio.

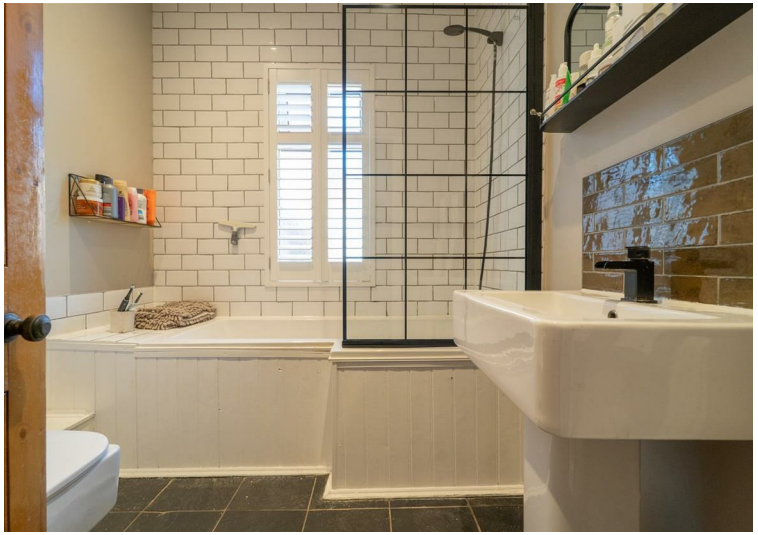
The property benefits from gas fire central heating and original features such as cast iron fireplaces, picture railings stripped and varnished floorboards and stained glazing. Internal inspection is highly recommended to appreciate this lovely home.

£545,000

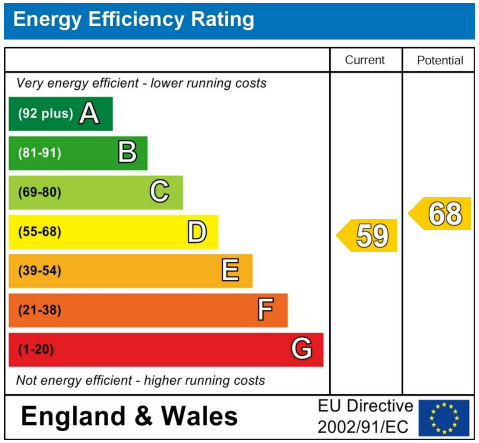
EXPOSITION

SUNDAY MORNING
INDIA

EVIL UNDER THE SUN

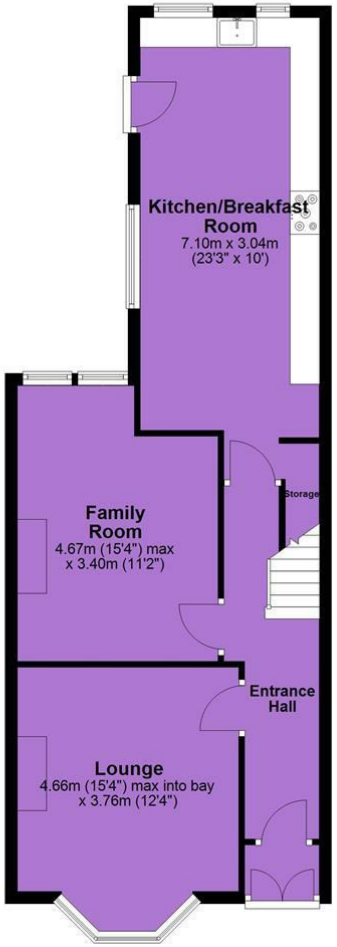


EPC Chart

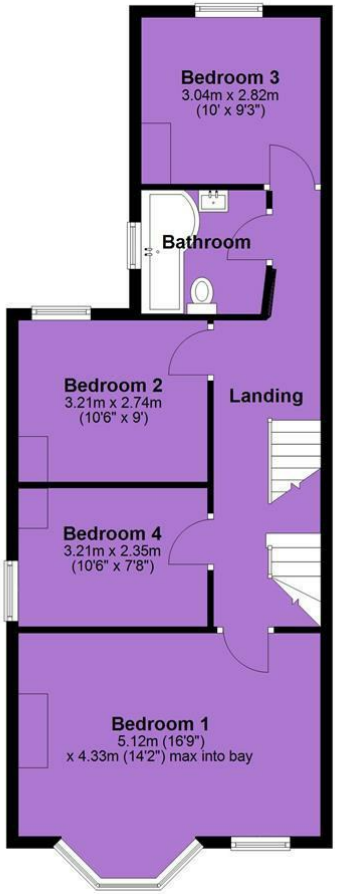


Tenure: **Leasehold** Council Tax Band: **B**

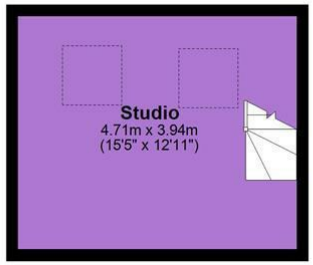
Ground Floor



First Floor



Second 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

JP&Brimelow
ESTATE AGENTS

jpandbrimelowestateagents
@jpandbrimelow

NOTICE: JP & Brimelow Estate Agents Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that:
(i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;
(ii) all descriptions, dimensions, references to the condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of face but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
(iii) no person in the employment of JP & Brimelow Estate Agents Ltd has any authority to make or give any representation or warranty whatever in relation to this property.