

216a Upper Chorlton Road, Old Trafford, Trafford, M16 9RW



**JP&Brimelow**  
ESTATE AGENTS



6 2 3 C

\*\*\*VIDEO TOUR AVAILABLE\*\*\* A spacious and impressive, SIX DOUBLE BEDROOM, detached period property. Located on a highly popular tree lined road here in Old Trafford. The property is arranged over four floors including the useful chamber cellars.

Within easy walking distance of both Whalley Range and Chorlton, benefitting from a wide selection of independent shops, green spaces, and convenient access to Metrolink stations at Ryebank Road, Firwood, and Trafford Bar on Seymour Grove, offering direct connections to the City Centre and Media City.

With over 3,000 sqft of accommodation the property in brief consist of; a porch, an entrance hall with useful understairs storage, a good sized family room to the front aspect, a fitted kitchen which has access down into the useful chamber cellars benefitting from a three piece bathroom suite. A good-sized dining area which leads through to the lounge area with views out into the rear garden, and a sitting room with access out into the rear aspect.

Stairs leading to the first-floor landing reveal four sizable double bedrooms, one benefitting from a good-sized walk-in wardrobe/ study. A W.C, and three-piece bathroom suite completes this floor.

To the second floor there are two additional double bedrooms both with access into the large eaves storage, a two-piece W.C completes this fantastic property.

The property benefits from gas fired central heating, high ceilings, ceiling coving and picture railings, period feature fireplaces, a large gated driveway providing off road parking for multiple vehicles, and a generous rear enclosed garden.

£600,000





## EPC Chart

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



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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