

9 Fulford Street, Old Trafford, Trafford, M16 9PX



JP&Brimelow
ESTATE AGENTS

Offers In The Region Of £350,000

 3  1  2  D

VIDEO TOUR AVAILABLE A spacious & beautifully presented THREE DOUBLE BEDROOM, box bay fronted property here in Old Trafford. This period mid-terrace home has been freshly decorated and is located on a highly desirable, tree-lined residential street, just a short walk from Ayres Road in Old Trafford. Both Seymour and Hullard Parks are close by, along with the Trafford Bar Metrolink station, offering direct connections to the city centre and MediaCity. Seymour Park Primary School is also conveniently situated right on the doorstep. In brief, this home consists of an entrance hall, a lounge to the front aspect complete with a wood burning stove, solid oak flooring and a box bay window. There is a dining room and a kitchen to the rear, the kitchen offers anthracite folding doors allowing access into the enclosed courtyard style garden. Access into the useful chamber cellars can also be found off the kitchen. To the first floor there is a landing leading to three bedrooms and a three-piece family bathroom. The property benefits from original cast iron fireplaces, newly fitted flooring downstairs, is warmed by gas fired central heating and has both front and rear enclosed courtyard style gardens. Early viewing is highly recommended to appreciate this home.





EPC Chart

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	63	
(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: **B**



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