

192 Ayres Road, Old Trafford, Trafford, M16 9QF



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ESTATE AGENTS





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\*\*\*VIDEO TOUR AVAILABLE\*\*\* A beautifully presented THREE DOUBLE BEDROOM, period, bay fronted home. This end of terraced property is situated on a highly desirable and sought after tree lined road in the heart of Old Trafford, off Seymour Road.

Both Hullard park and Seymour Park are positioned nearby, with open space for walks/running. The Metrolink Station at Trafford Bar, gives you direct access into the City Centre and Media City.

This well-planned accommodation comprises; a porch, an entrance hall with stripped and varnished floor boards leading to: a lounge to the front aspect with an attractive open feature fireplace and a bay window. A dining room with painted floor boards and a good-sized fitted Kitchen/breakfast room with solid worktops and a French door leading out into the rear enclosed garden.

Whilst to the first floor a landing reveals three good sized double bedrooms all benefitting from stripped and varnished floorboards and a white three-piece bathroom completes this lovely home.

The property benefits from gas fired central heating, has stripped and varnished floorboards and period features including high ceilings and coving. A good-sized loft space that could be converted with the right building regulations to further accommodation.

The highly successful Seymour Park Primary School is nearby and within the catchment of the Trafford secondary school's system available.

£375,000










## EPC Chart

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		74
(81-91)	B		
(69-80)	C		
(55-68)	D	50	
(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: B



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