

12 Lindow Road, Old Trafford, Trafford, M16 0DP



**JP&Brimelow**  
ESTATE AGENTS



4 2 2 D

An elegant and stylishly presented FOUR BEDROOMED, Edwardian, bay fronted, semi-detached home featuring a generous corner plot and nestled on a sought-after residential tree lined cul-de-sac off Seymour Grove.

Within walking distance to Manchester Road in Chorlton with a selection of all local amenities including restaurants, delis, and shops as well as the well-known Unicorn grocery. The Hilary Step Bar and independent shops are all located close by on Upper Chorlton Road. The local amenities of Chorlton are a short walk away with a selection of independent shops including Out of blue fishmongers and Chorlton cheese mongers on Wilbraham Road.

In brief, the well-planned accommodation consists of; A large reception hall with solid oak flooring, a dining room with bay window to the front aspect with an open fire, a lounge with a box bay window to the front aspect and a multi-fuel burner with a tiled hearth, a stunning fitted kitchen/diner with a multi-fuel burner inset into the chimney breast and access into the enclosed rear SOUTH facing garden. There is a downstairs W.C / utility room to the ground floor and access into the useful chamber cellars.

To the first floor there is a landing leading to three double bedrooms and a further single bedroom/office to the side aspect with views into the enclosed garden and a stylish three-piece white bathroom suite with a modern free-standing bath. Access into the large useful loft space can be gained by pull down ladder from the landing (with further potential for development).

The property retains a host of original features such as high ceilings, stained and leaded windows, ceiling coving, picture rails and feature fireplaces. The property also benefits from being warmed by gas fired central heating, useful chamber cellars (potential for further development) and an impressive South facing garden, filled with an array of plants, fruit trees, a nature pond, a chicken run and paved patio.

\*VIDEO TOUR AVAILABLE\*

£600,000





## EPC Chart

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>84</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>60</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: D



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