

11 Noor Gardens Blackburn Street, Old Trafford, Trafford, M16 9GH



JP&Brimelow
ESTATE AGENTS

Offers In The Region Of £350,000


 3  2  2  B

VIDEO TOUR AVAILABLE A brand-new THREE BEDROOM end-townhouse property, situated in a highly popular residential area in Old Trafford positioned off Henrietta Street. Within a short walk of Ayres Road that provides a lively/vibrant atmosphere and includes an array of amenities. There are a variety of local shops catering for day-to-day requirements including the popular award winning Barbakan delicatessen and the Unicorn (Manchester's co-operative grocery) on Manchester Road in Chorlton. The well planned and spacious accommodation set over three floors consists of an entrance hall, a fitted kitchen, a spacious lounge/dining room with access out into the rear enclosed garden and a downstairs W.C. To the first floor there is a landing leading to a double bedroom with an ensuite three-piece shower room, a further double bedroom and a three-piece bathroom suite. Whilst the second floor reveals a landing and a master bedroom with ample storage space. The houses benefit from double glazing, gas fired central heating, EV charge, 10-year NHBC Guarantee, there is on street parking to the front aspect. OFFERED WITH NO VENDOR CHAIN. (All enquiries please email: sales@jpbrimelow.co.uk).





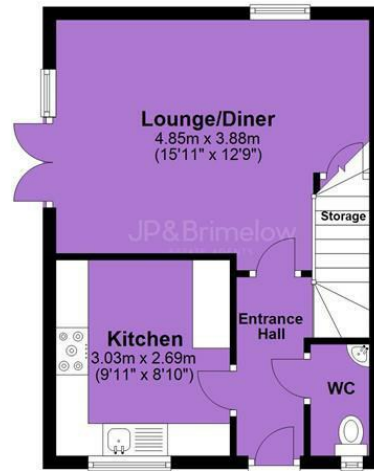
EPC Chart

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	87
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

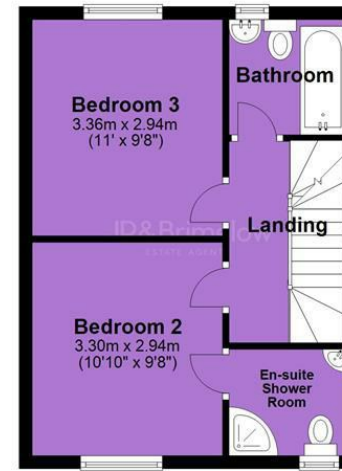


Tenure: **Freehold** Council Tax Band: **C**

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

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 fact 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.

jpandbrimelowstateagents

@jpandbrimelow