

12 Cranbourne Road, Old Trafford, Trafford, M16 9PZ



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ESTATE AGENTS

Offers In The Region Of £330,000


 3  1  2  D

VIDEO TOUR AVAILABLE An attractive and spacious, THREE BEDROOM, period, mid-terrace property in Old Trafford, positioned on a highly desirable and sought-after, tree-lined residential road just off Northumberland Road. Both Seymour and Hullard Parks are nearby, as well as Ayres Road, Seymour Park Primary School and the Metrolink station at Trafford Bar, providing direct access to Manchester City centre, MediaCity, Manchester Airport, Chorlton and Didsbury. Chorlton's vibrant cafés, bars and independent shops are also within a ten-minute walk. The property is spread over three floors including the useful chamber cellars and in brief comprises; a vestibule, an entrance hall, a good-sized lounge to the front aspect complete with box bay window and stripped and varnished floorboards, a dining room, and a good-sized fitted kitchen which has access down into the chamber cellars along with access into the rear garden. To the first floor there are three good sized bedrooms, and a white three-piece bathroom suite. The property benefits from gas fired central heating, period features, and a rear enclosed garden. Well positioned for access to Manchester's universities by foot, bike or bus. OFFERED WITH NO VENDOR CHAIN.





EPC Chart

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	57	
(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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