

8 Morland Road, Old Trafford, Trafford, M16 9PA



**JP&Brimelow**  
ESTATE AGENTS



3 1 2 D

\*\*\*VIDEO TOUR AVAILABLE\*\*\* A stunning bay-fronted THREE DOUBLE BEDROOM period house, situated on a lovely tree lined road in Old Trafford just off Ayres Road.

The well-planned accommodation offers a good-sized hallway with a downstairs W.C, a spacious lounge to the front aspect with a bay window, a further spacious dining area opening to a stylish fitted kitchen and access into the rear enclosed garden.

To the first floor there are three generous double bedrooms and a stylish three-piece family bathroom.

The property also benefits from gas central heating and period features throughout including stunning cast iron fire places, stripped wooden floor boards and high ceilings.


There is a brick-built outhouse to the rear of the property as well as an enclosed lawned south-west facing garden. The property is well-presented throughout and an early viewing is highly recommended.

£450,000





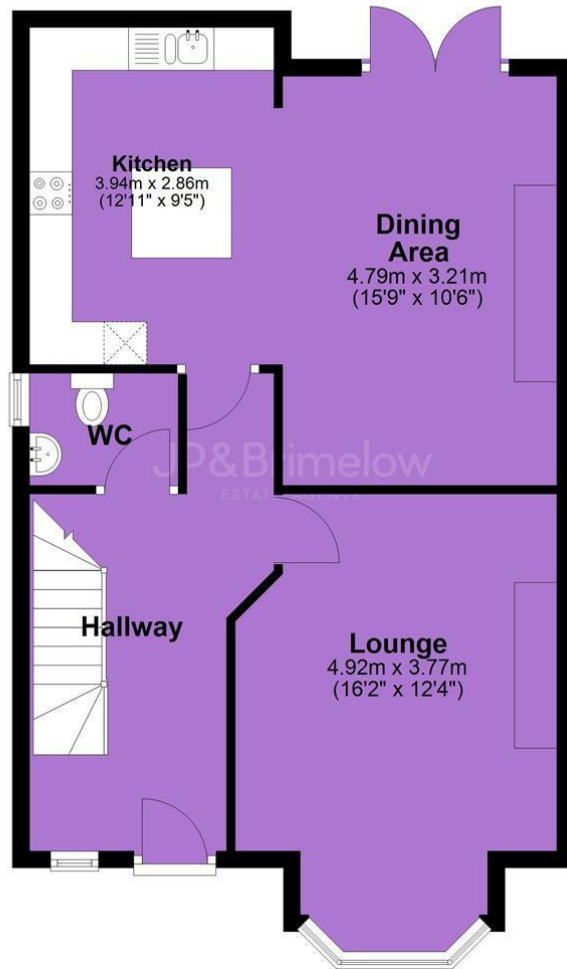
## EPC Chart

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	

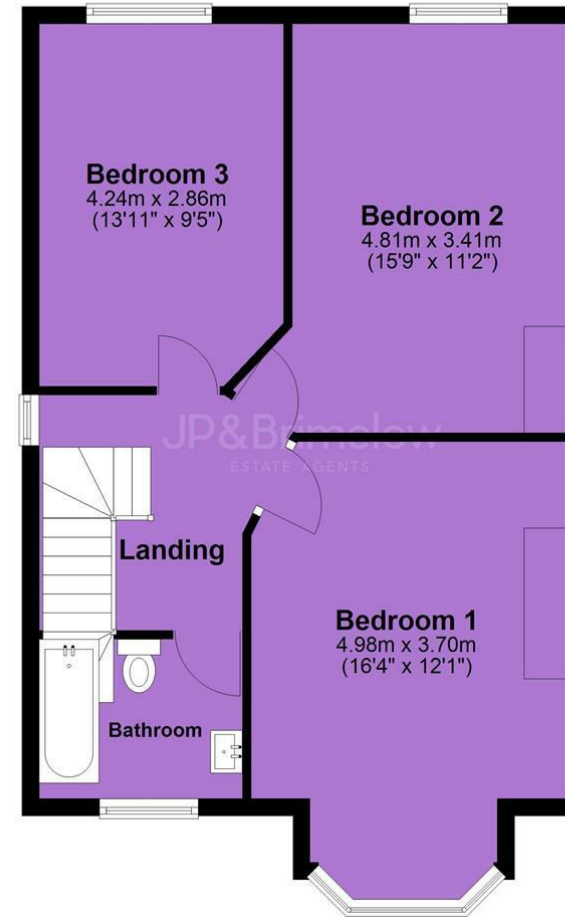


Tenure: Leasehold Council Tax Band: B

## Ground Floor



## First 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

