

Apt 2 4 Wellington Crescent, Old Trafford, Trafford, M16 9RG



Offers In The Region Of £260,000

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VIDEO TOUR AVAILABLE A beautifully presented contemporary FIRST FLOOR apartment featuring TWO GENEROUS DOUBLE BEDROOMS, forming part of an impressive bay-fronted Victorian semi-detached property. Ideally situated on a highly desirable, tree-lined road off Upper Chorlton Road in the heart of Old Trafford. Within easy walking distance of both Whalley Range and Chorlton, benefitting from a wide selection of independent shops, green spaces, and convenient access to Metrolink stations at Ryebank Road, Firswood, and Trafford Bar on Seymour Grove, offering direct connections to the City Centre and Media City. The well-planned accommodation consists of a communal entrance hallway, a private entrance hallway, an open plan lounge/diner through to a fully fitted kitchen with access to the private balcony. Two double bedrooms and three-piece modern bathroom suite. The property benefits from gas fired central heating, warmed by a Vaillant combi boiler and has an attractive landscaped communal garden to the rear.





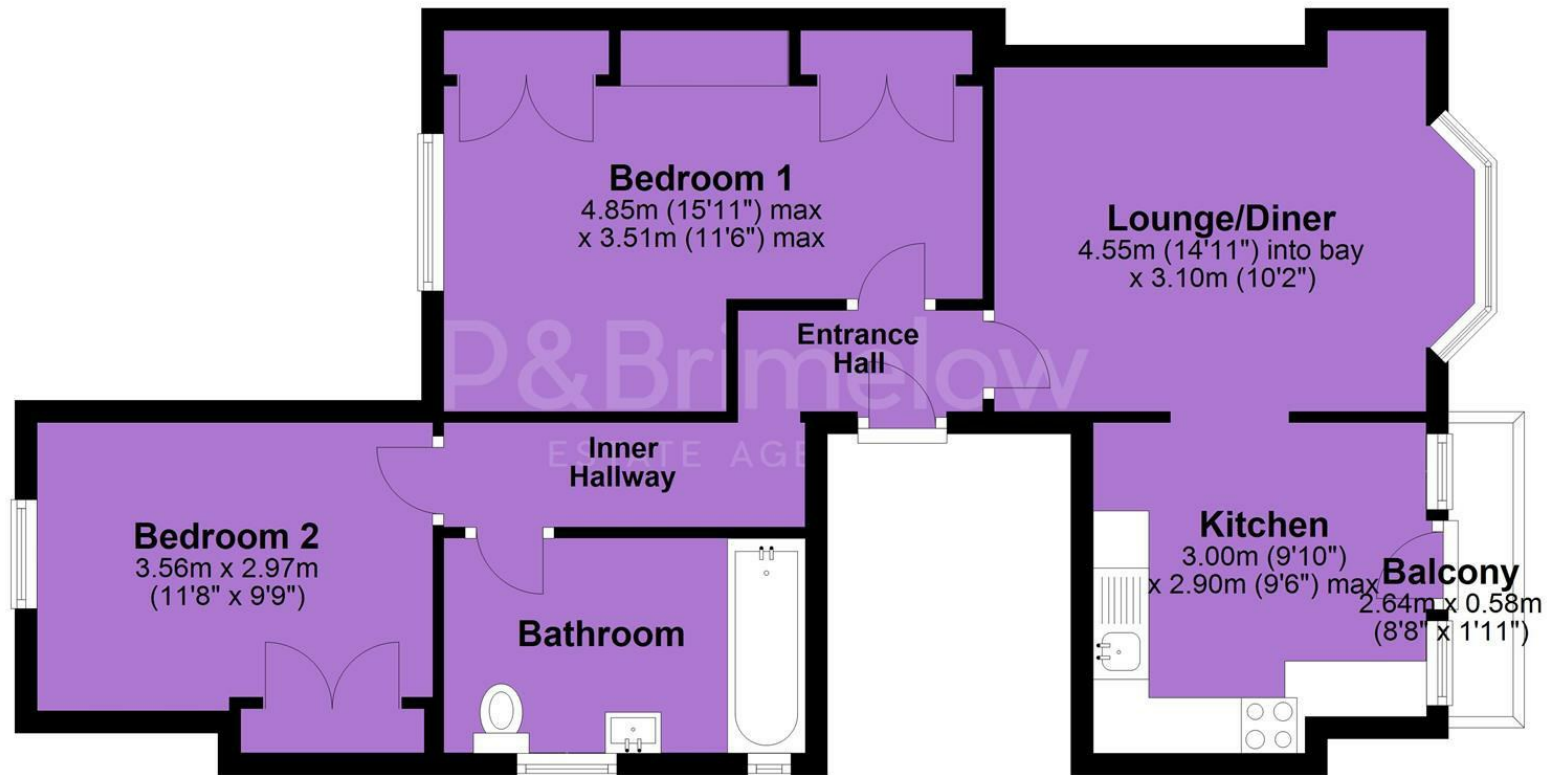
EPC Chart

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		75	77
(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: **Leasehold** Council Tax Band: **A**

First Floor



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