

41 Auburn Road, Old Trafford, Trafford, M16 9WS



**JP&Brimelow**  
ESTATE AGENTS



# Offers In Excess Of £450,000


**\*\*VIDEO TOUR AVAILABLE\*\*** A modern & very spacious, THREE DOUBLE BEDROOM, two bathroom, larger than average semi-detached family home located off Kings Road here in Old Trafford. Positioned on a highly desirable tree lined residential road, the property is within easy walking distance of Seymour & Hullard Park and well-established independent shops. Seymour Park Primary School is at the top of the road and the Metrolink station at Trafford Bar gives direct access into Media City & city life. The well-planned accommodation comprises; entrance hallway, a downstairs three-piece shower room, a family room to the front aspect, a lounge with patio doors leading into the lawned enclosed rear garden, a dining room leading to the kitchen to the ground floor with access leading out to the garden. To the first floor there is a landing leading to the three well portioned bedrooms and a modern fitted white three-piece family bathroom suite. The property benefits from gas fire central heating, double glazing and a large driveway providing off road parking for ample cars leading to a detached garage. Internal inspection is highly recommended.







## EPC Chart

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



Tenure: **Leasehold** Council Tax Band: **C**



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