

3 Lango Street, Old Trafford, Trafford, M16 9LN



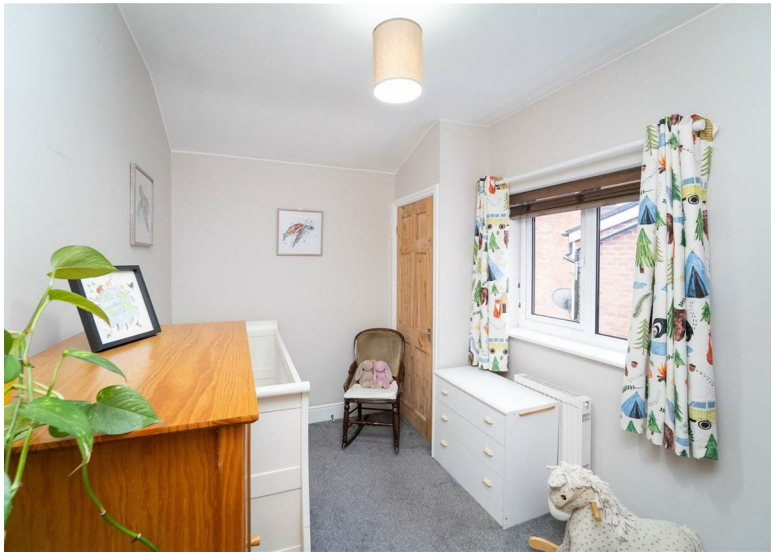
JP&Brimelow
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Offers In The Region Of £285,000

 3  1  2  D

VIDEO TOUR AVAILABLE A spacious and well-presented, THREE BEDROOM plus chamber cellar, mid-terrace property. This period, bay front home is located on a quiet residential road in Old Trafford off Blackburn Street. Within easy walking distance of Ayres Road, Seymour and Hullard Park. The Metrolink station at Trafford Bar gives you direct access into the city centre and Media City and Seymour Park Primary School is on the doorstep. In brief the property consists of; an entrance hall, a dining area to the front aspect which benefits from a bay window, a lounge with views into the rear courtyard along with access down into the useful chamber cellar, a fitted kitchen which allows access out into the rear courtyard completing the ground floor. Stairs leading to the first-floor landing reveals three good sized bedrooms, and a white three-piece bathroom suite. The property benefits from gas fired central heating, high ceilings, and a rear enclosed courtyard.





EPC Chart

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	63	
(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: **A**

Ground Floor

First Floor

Cellar



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