Flat 3. 248 Ayres Road, Old Trafford, Trafford, M16 9GE



Offers In The Region Of £135,000



VIDEO TOUR AVIALABLE A well-kept, TWO DOUBLE BEDROOM apartment, situated on the top floor of this period conversion. A short walk to the popular bars, restaurants and cafés on Manchester Road in Chorlton. Just a short stroll to both Seymour Park and Hullard park to enjoy the open green space, with Seymour community primary school nearby and access to the secondary schools in Trafford. In brief the apartment consists of; A communal entrance hall with stairs leading to all floors, a private entrance hall, two double bedrooms, a three-piece shower room and an open plan living area complete with fitted kitchen. The apartment benefits from gas fired central heating and an intercom system.





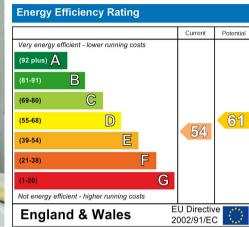








EPC Chart







Tenure: **Leasehold** Council Tax Band: **A**

Top Floor



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⁽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 face 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