

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



JP&Brimelow
ESTATE AGENTS

Offers In The Region Of £135,000


 2  1  1  E

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	54	61
(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**

Top 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.

jpandbrimelowestateagents

@jpandbrimelow