

186 Ayres Road, Old Trafford, Trafford, M16 9QB



JP&Brimelow
ESTATE AGENTS



4 2 2 C

VIDEO TOUR AVAILABLE An attractive & spacious, FOUR DOUBLE BEDROOM, mid terrace property. This period, bay-front home is located on a popular residential road in Old Trafford.

The outstanding Seymour Park Community Primary school is located at the bottom of the road, as are Seymour Park and Hullard Park. Local, independent shops and facilities are on the doorstep and there is a caring, community feel to this part of South Manchester. Trafford Bar and Firswood Metrolink are just a short walk away.

In brief the property consists of; a porch, an entrance hall which allows access down into the useful chamber cellar, a good-sized front facing lounge with bay window, a family room, a white three-piece shower room, and a sizeable kitchen/diner with views and access out into the rear private garden.

Stairs leading to the first-floor landing reveal three good sized bedrooms, the principle benefitting from a bay window. A white three-piece bathroom suite completes this floor.

To the second floor there is a further large double bedroom completing this fantastic property.

The property benefits from gas fired central heating, high ceilings, period features, stripped and varnished floor boards, and a rear enclosed garden. The property also offers a unique Sonos in ceiling sound system which is controlled via an app.

£460,000





EPC Chart

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	81
(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: C



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

