

17 Walter Street, Old Trafford, Trafford, M16 9GB



JP&Brimelow
ESTATE AGENTS

Offers In The Region Of £265,000

 3  1  2  D

VIDEO TOUR AVAILABLE A deceptively spacious THREE DOUBLE BEDROOM terraced home located in the heart of Old Trafford, set on a highly desirable and sought-after tree-lined residential road just off Ayres Road. REQUIRING FULL MODERNISATION THROUGHOUT, the property presents an excellent opportunity for buyers looking to renovate. The property is within easy walking distance of the centre of Old Trafford, with both Hullard Park and Seymour Park nearby. Trafford Bar Metrolink Station is also within close proximity, providing direct access to the city centre, MediaCityUK and Manchester Airport. The spacious accommodation comprises an entrance hallway leading to a lounge, dining room and a generously sized kitchen, completing the ground floor. To the first floor, the landing provides access to three double bedrooms and a bathroom suite. A useful cellar offers excellent additional storage space. Further benefits include gas-fired central heating, an enclosed front garden and a courtyard-style garden to the rear. Ideally positioned for convenient access to MediaCityUK, Chorlton and Manchester city centre, the property is also within close proximity to well-regarded local primary schools and the Trafford Grammar Schools. Early internal viewing is highly recommended. OFFERED WITH NO VENDOR CHAIN.





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	65	78
(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: **B**



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