

36 Pemberton Street, Old Trafford, Trafford, M16 9JZ

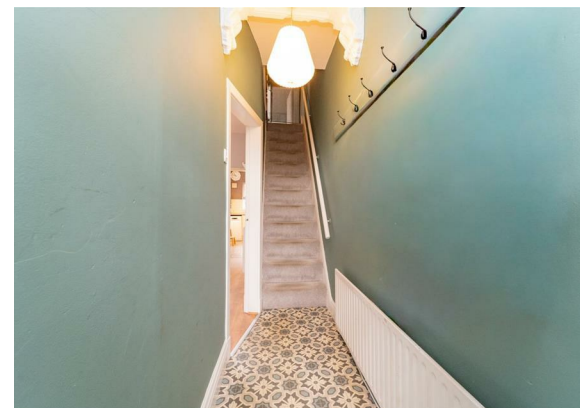


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Offers In The Region Of £250,000

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VIDEO TOUR AVAILABLE An attractive and well-presented, TWO DOUBLE BEDROOM plus chamber cellar, mid-terrace, period property. This bay-fronted home is situated on a quiet residential road in Old Trafford. Within easy walking distance of Ayres Road in Old Trafford. Seymour & Hullard Parks are nearby as well as the Metrolink station at Trafford Bar, giving you direct access into the city centre & Media City and Seymour Park Primary School on the doorstep. In brief, the property consists of; an entrance hall, a lounge to front aspect complete with bay-window, a dining room which allows access down into the chamber cellars, and a fitted kitchen with access out into the courtyard. To the first floor there are two good sized double bedrooms, a useful utility room, and a modern three-piece bathroom suite completing this delightful property. The property benefits from gas fired central heating, high ceilings, ceiling coving, and a rear enclosed courtyard.





EPC Chart

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	66	
(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**



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