

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



**JP&Brimelow**  
ESTATE AGENTS



4 1 2 D

\*\*\*VIDEO TOUR AVAILABLE\*\*\* A well-presented and spacious FOUR DOUBLE BEDROOM, bay fronted, period mid terrace home situated in Old Trafford on Ayres Road.

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.

Within strolling distance to Trafford Bar Metrolink station, giving you direct access into the city centre, Media City and Manchester International Airport.

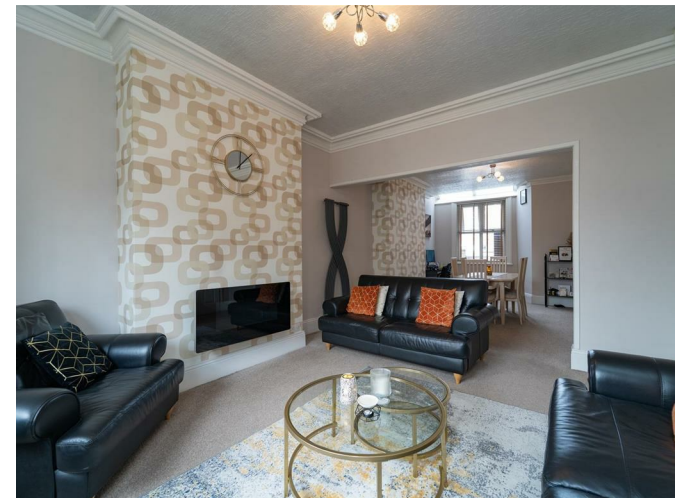
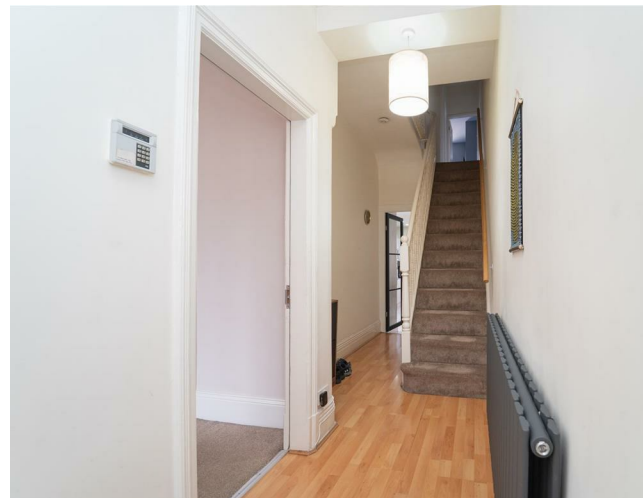
The well-proportioned property consists of; A porch, an entrance hall leading to a through lounge/dining room with a bay window to the front aspect, a beautifully presented and fitted kitchen/breakfast room which allows access down into the useful cellars and also out into the rear enclosed garden.

Stairs leading to the first-floor landing reveal three double bedrooms, the master benefitting from built in wardrobes and a bay window to the front aspect. Additionally, on this floor you will find a white three-piece shower room.

To the second floor there is a landing leading to a further double bedroom that completes this fantastic period home.

The property benefits from having gas fired central heating, high ceilings, picture rails and ceiling coving, a driveway providing off road parking to the front and a rear enclosed garden.

£445,000





## EPC Chart

| Energy Efficiency Rating                    |           |                                                                                                                |
|---------------------------------------------|-----------|----------------------------------------------------------------------------------------------------------------|
|                                             | Current   | Potential                                                                                                      |
| Very energy efficient - lower running costs |           |                                                                                                                |
| (92 plus) <b>A</b>                          | <b>66</b> | <b>80</b>                                                                                                      |
| (81-91) <b>B</b>                            |           |                                                                                                                |
| (69-80) <b>C</b>                            |           |                                                                                                                |
| (55-68) <b>D</b>                            |           |                                                                                                                |
| (39-54) <b>E</b>                            |           |                                                                                                                |
| (21-38) <b>F</b>                            |           |                                                                                                                |
| (1-20) <b>G</b>                             |           |                                                                                                                |
| Not energy efficient - higher running costs |           |                                                                                                                |
| England & Wales                             |           | EU Directive<br>2002/91/EC  |



Tenure: Leasehold Council Tax Band: B



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