

Flat 4, Stanley Court Stanley Court, Stanley Road, Old Trafford, Trafford, M16 9DL



JP&Brimelow
ESTATE AGENTS

Offers In The Region Of £189,950




A THREE BEDROOM, first floor apartment, located in Old Trafford. Situated on a quiet residential road within walking distance of all amenities and two minutes from the Metrolink stop at Trafford Bar. Seymour and Hullard Park are nearby, several primary schools are on your doorstep, as are easy transport links to the City Centre, Media City and Manchester Airport. This apartment offers well planned and spacious accommodation throughout and consists of a communal entrance hallway with stairs to all floors, a private entrance hallway, a storage room which could also be used as a study, a lounge, a fitted kitchen with a balcony, a three-piece bathroom suite, two good sized double bedrooms one with built in storage and a further bedroom with a balcony. The apartment also benefits from electric heating and communal off road parking. Would ideally suit a first time buyer or investor. **Currently tenanted and achieving a rental figure of £1,675 PCM correct as of January 2025.**





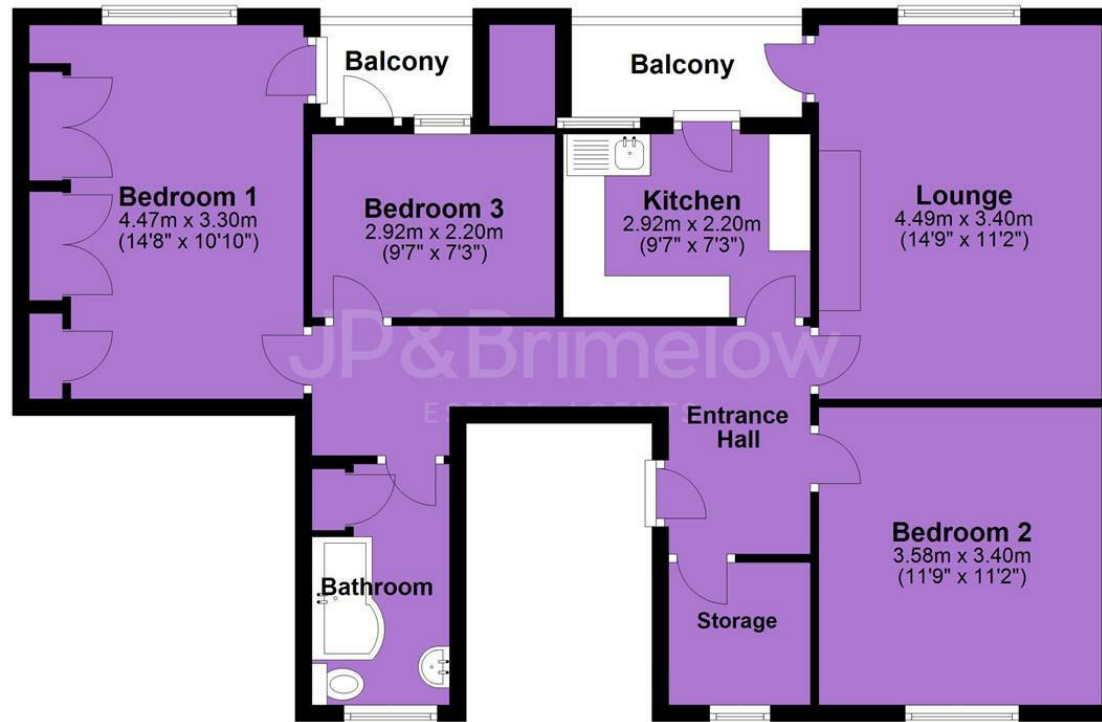
EPC Chart

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			80
(55-68) D		67	
(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: **A**

First Floor



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