

42 Wood Road North, Old Trafford, Trafford, M16 9QG



JP&Brimelow
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VIDEO TOUR AVAILABLE A spacious and beautifully presented THREE BEDROOM, semi-detached property, positioned on a residential tree lined road, here in Old Trafford.

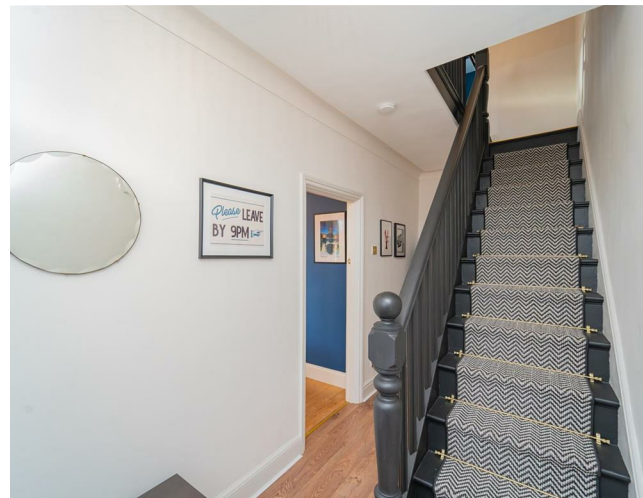
Conveniently located within walking distance of the Firswood Metrolink station and bus routes along Upper Chorlton Road, offering direct connections to Media City and the city centre. The vibrant heart of Chorlton is nearby, featuring lively street cafés, bars, and independent restaurants. Additionally, the property is close to two primary schools rated outstanding by Ofsted.

In brief, the well-planned accommodation consists of a porch, an entrance hallway with access down to the useful storage cellars. A beautiful lounge to the front aspect with a bay window, opening through to a dining room to the rear. A fully fitted kitchen, with access into the rear garden, completing the ground floor

To the first floor there is a landing leading to three bedrooms, two of which have lovely bay windows and a practical three-piece shower room.


The property also benefits from stunning character throughout, Gas fired central heating and both front and rear enclosed gardens.

£425,000



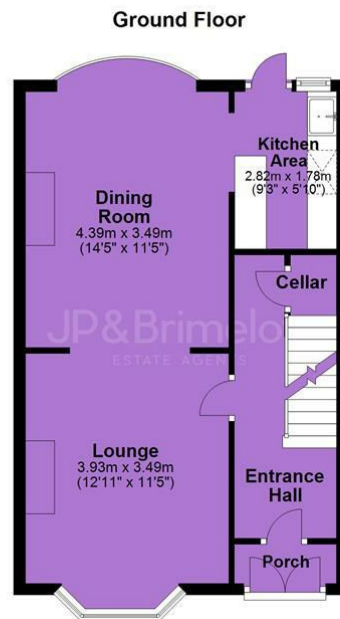
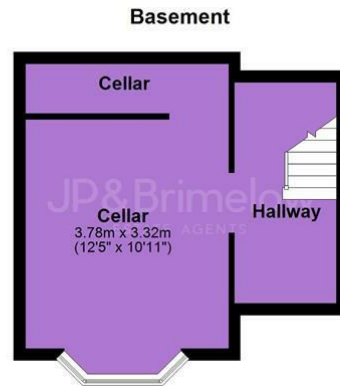


EPC Chart

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	63	
(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: C



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