

6 Cranbourne Road, Old Trafford, Trafford, M16 9PZ



Brimelow
ESTATE AGENTS

JP&Brimelow
ESTATE AGENTS

Offers In The Region Of £315,000

 3  1  2  D

VIDEO TOUR AVAILABLE An attractive & well-kept, THREE BEDROOM, period mid-terrace property. Located here in Old Trafford, off Northumberland Road. Situated on a highly desirable and sought-after, tree-lined residential road within easy walking distance of Ayres Road here in Old Trafford. Both Seymour and Hullard Parks are nearby, as well as Seymour Park Primary School and the Metrolink station at Trafford Bar, giving you direct access into Manchester City centre and Media City. In brief the property consists of; an entrance hall, a good-sized lounge to the front aspect with box bay window and feature fireplace, a dining room with stripped and varnished floor boards, a fully fitted kitchen which allows access down into the useful chamber cellars and out into the rear enclosed courtyard style garden. Stairs leading to the first-floor landing reveal two double bedrooms, an additional bedroom, and a white three-piece bathroom suite competing this delightful property. Other benefits include gas fired central heating, high ceilings, period features, stripped and varnished floor boards, and a rear enclosed courtyard style garden. OFFERED WITH NO VENDOR CHAIN.





EPC Chart

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(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: **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