

50 Auburn Road, Old Trafford, Trafford, M16 9NT



**JP&Brimelow**  
ESTATE AGENTS





4 2 3 D

\*\*\*VIDEO TOUR AVAILABLE\*\*\* A beautiful, spacious and extended semi-detached family home, offering FOUR DOUBLE BEDROOMS, ideally located just off Ayres Road in Old Trafford.

Set on a highly sought-after, tree-lined residential road, the property is within easy walking distance of both Seymour and Hullard Park, as well as a range of well-established independent shops. Seymour Park Primary School is conveniently located at the top of the road, while the Trafford Bar Metrolink station provides direct access to MediaCity and the city centre.

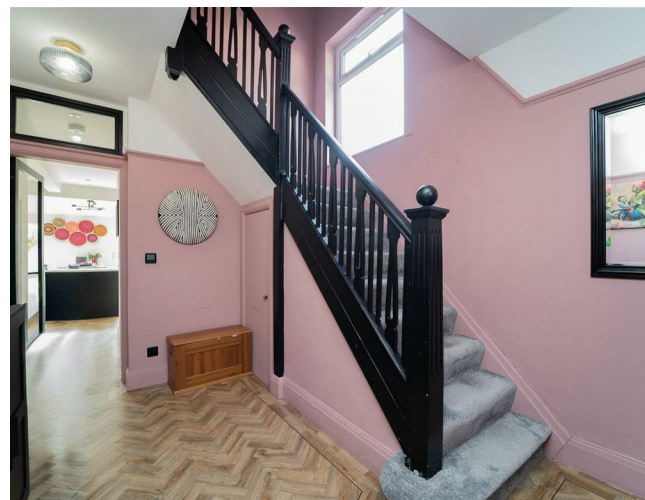
The thoughtfully-planned accommodation briefly comprises an entrance porch and welcoming hallway, a cozy front lounge with a bay window, a useful utility/shower room, and an impressive open-plan rear living space. This includes a comfortable living room, a modern fitted kitchen with breakfast island, and a dining area with bi-folding doors opening out onto the garden.

To the first floor there is a landing leading to the three spacious double bedrooms, the principal benefiting from a bay window. A fitted four-piece family bathroom suite and a further double bedroom.

The property additionally features gas central heating, a generous driveway for multiple vehicles, an enclosed rear garden, and a brick-built garage with power, currently used as an office. An internal viewing is highly recommended to fully appreciate this superb home.

£550,000

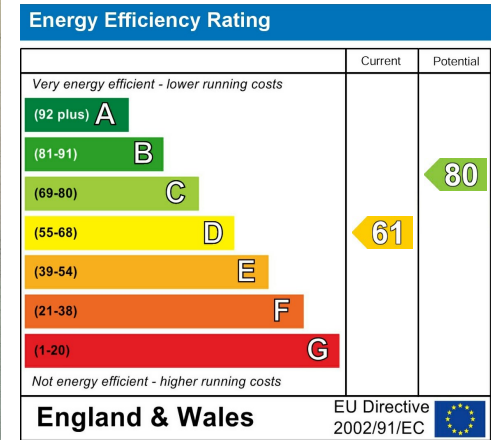






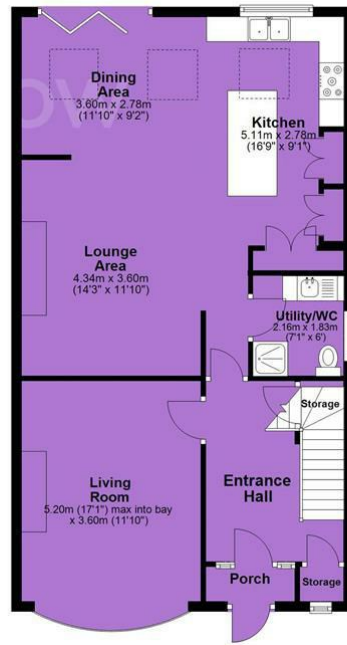


### EPC Chart

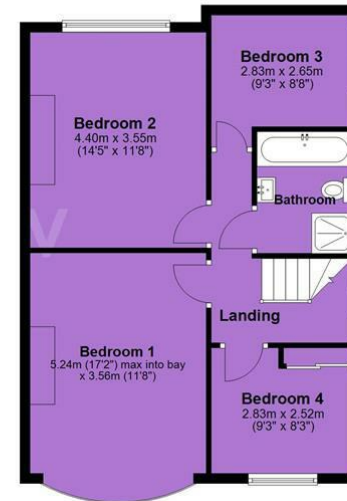


Tenure: Freehold Council Tax Band: C

Ground Floor



First Floor



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.

jpandbrimelowstateagents

@jpandbrimelow



