

10 Booth Road, Old Trafford, Trafford, M16 9RS



JP&Brimelow
ESTATE AGENTS



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VIDEO TOUR AVAILABLE An attractive & beautifully presented THREE BEDROOM, period semi-detached property. Occupying an elevated plot on this highly sought-after residential road here in Old Trafford.

The property is within walking distance to Chorlton with Seymour Park, several local primary schools and with highly regarded Trafford Grammar Schools also close by.

The Hilary Step Bar, The Nip and Tipple Bar and an array of shops are all located on Upper Chorlton Road, the local amenities of Chorlton are a short walk away. Transport links are excellent with the Metrolink station at Firswood and Trafford Bar providing access to Media City, Manchester Airport & City centre life.

In brief, the well-planned & modernised accommodation comprises of; An entrance hall, a downstairs cloaks WC, an inviting lounge with bay window to the front aspect, a beautiful fully fitted kitchen/diner leading into the delightful snug area with views and access into the rear enclosed rear garden.

To the first floor there is a landing leading to three bedrooms, one benefitting from built in wardrobes. A modern white four-piece family bathroom can also be found on this floor along with access into the boarded loft, completing this fantastic home.

The property benefits from spacious cellars currently used as a workshop, gas central heating, high ceilings throughout, a boarded loft with potential to extend into with the right planning permission and building regulations and a landscaped rear enclosed garden with deck and patio areas.

£425,000





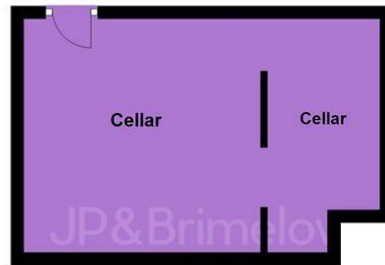
EPC Chart

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		83
(81-91)	B		
(69-80)	C		
(55-68)	D	52	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

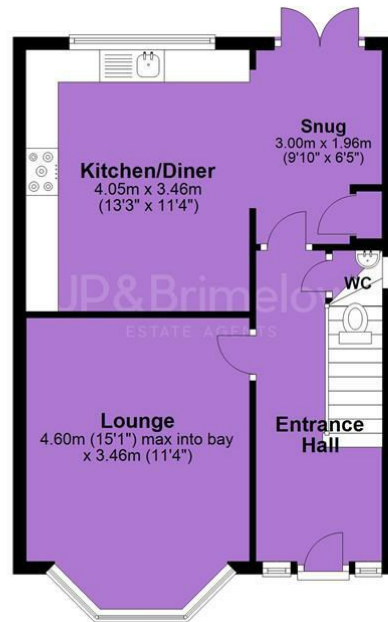


Tenure: Leasehold Council Tax Band: C

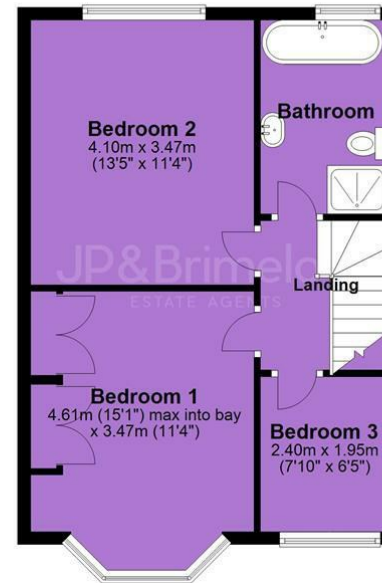
Cellar



Ground Floor



First Floor



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