

44 Stamford Street, Old Trafford, Trafford, M16 9JQ



JP&Brimelow
ESTATE AGENTS



5 2 2 E

VIDEO TOUR AVAILABLE A spacious FIVE BEDROOM, end terrace property. located on a high regarded residential road here in Old Trafford. This period property is situated on a highly desirable and sought-after residential road, within easy walking distance of Ayres Road in Old Trafford.

Seymour & Hullard Parks are nearby as well as the Metrolink station at Trafford Bar, giving you direct access into the city centre & Media City and Seymour Park Primary School on the doorstep.

In brief the property consists of; an entrance hall which allow access down into the useful chamber cellar, a lounge to the front aspect with box-bay window, a dining room, a W.C, a fitted kitchen/breakfast room which has access out into the rear enclosed courtyard.

To the first-floor landing there are three good sized double bedrooms, and a white three-piece shower room.

Stairs leading to the second floor reveal two additional bedrooms completing this property.

Other benefits include gas fired central heating, high ceilings, and a rear enclosed courtyard. OFFERED WITH NO VENDOR CHAIN.

£375,000





EPC Chart

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D		
(39-54)	E	46	
(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

