

7 Darley Road, Old Trafford, Trafford, M16 0DG



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****VIDEO TOUR AVAILABLE**** An attractive & beautifully presented, **FOUR BEDROOMED**, Edwardian, bay fronted semi-detached property situated on this highly popular residential, tree lined road off Seymour Grove here in Old Trafford.

The property is close to several local primary schools, the fantastic Seymour Park nearby, with highly regarded Trafford Grammar Schools served by either local bus routes or by the East Didsbury Metrolink at Firswood (5 mins) or the Altrincham Metrolink line at Trafford Bar (10 mins).

In brief, the well-planned accommodation comprises; porch, a reception hall, a downstairs WC with a cloak room, sitting room with a bay window to the front aspect, a lounge with a box bay window to the front aspect with views into the front garden, and a fitted kitchen with Earthstone worktops leading into the dining room to the ground floor with access into the enclosed rear garden.

To the first floor there is a landing with stained and leaded glazing and doors leading to three double bedrooms, a single bedroom/nursery and a three-piece white family bathroom.

The Hilary Step Bar, shops and the Jam Street Café are all located on Upper Chorlton Road, the local amenities of Chorlton are a ten-minute walk. Transport links are excellent. Metrolink stations at Firswood (5 min walk) and Trafford Bar (10 min) provide access to Media City, the Airport & City centre life.

The property retains a host of original features such as stained and leaded windows, majority double glazed windows, a new roof in 2008, high ceilings, coving, picture rails, feature fire places and stripped and varnished floor boards. The property also benefits from a Worcester condenser boiler providing gas fired central heating, a chamber cellars with access out into the rear garden and an enclosed private lawned garden to the rear. Early inspection is highly recommended.

£675,000





EPC Chart

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		64	
(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: D



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