

35 Langshaw Street, Old Trafford, Trafford, M16 9LF

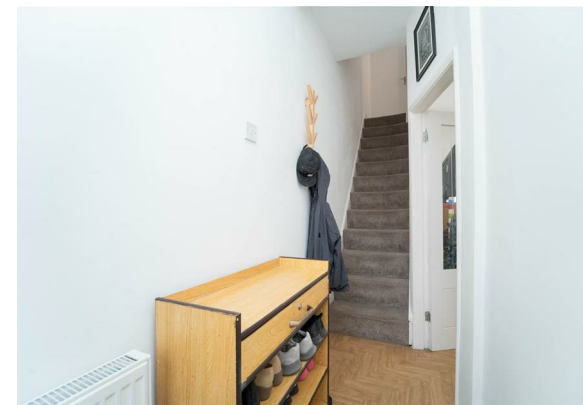


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Offers In The Region Of £260,000

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VIDEO TOUR AVAILABLE A spacious TWO DOUBLE BEDROOM, bay-fronted end-terrace property located on a popular residential Street, off Henrietta Street in Old Trafford. This period home sits within easy walking distance of Ayres Road. Seymour and Hullard Parks are also nearby, along with the Metrolink station at Trafford Bar, offering direct links to the city center and Media City. Both "Outstanding" Schools, Seymour Park Primary School and Manley Park School are conveniently nearby. In summary, the accommodation comprises an entrance hallway, a through lounge with a front-facing bay window, and a spacious dining room to the rear with access to a useful storage cellar. The ground floor also features a three-piece shower room and a fitted kitchen, which provides access to the enclosed rear courtyard. To the first floor, there is a landing leading to two double bedrooms and a sizable three-piece family bathroom. The property benefits from gas fired central heating, has a useful chamber cellar as well as excellent transport links to Manchester City center. Early viewing is highly recommended to appreciate this home.





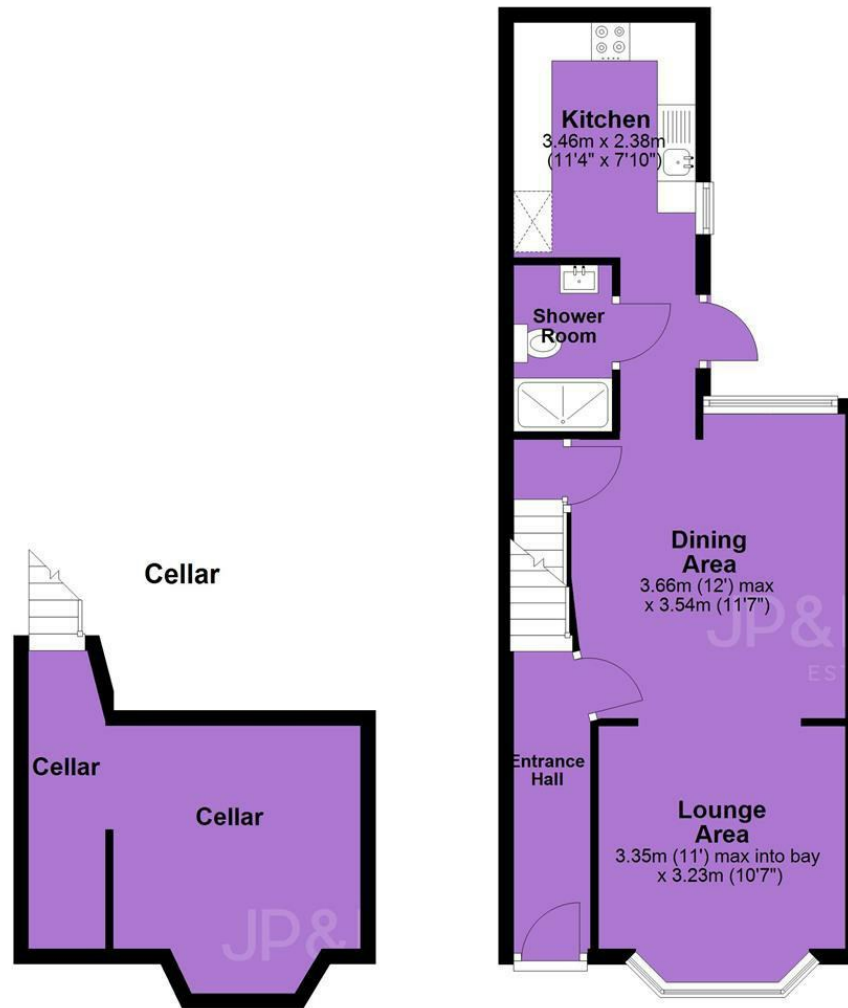
EPC Chart

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	63	
(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: **A**

Ground Floor



First Floor



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