

36 Milner Street, Old Trafford, Trafford, M16 7GG

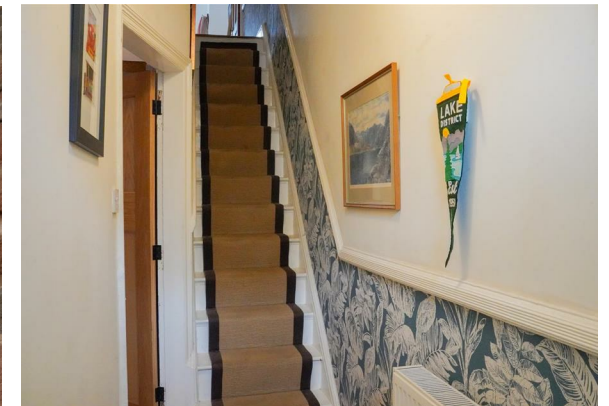


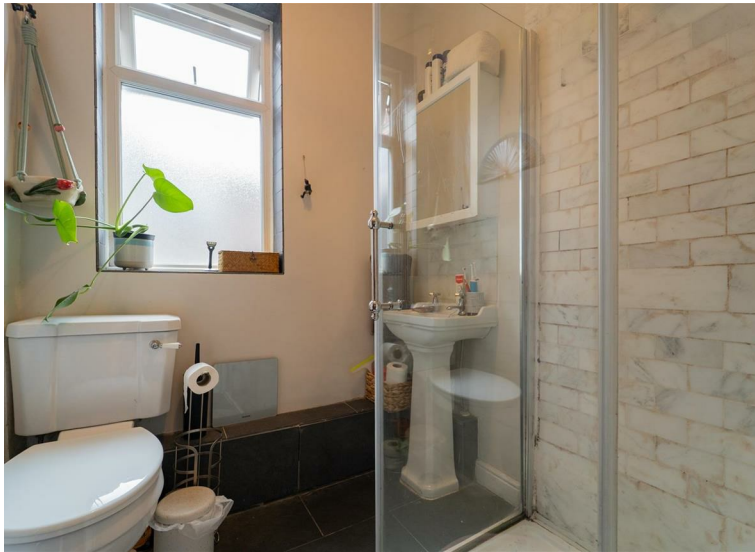
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Offers In The Region Of £350,000

 3  1  2  D

VIDEO TOUR AVAILABLE A spacious & stylishly presented, THREE BEDROOM, mid terrace property. Located on Milner Street in the sought-after area of Old Trafford. Within strolling distance to the Trafford Bar Metrolink station, giving you direct access into the city centre, Media City and Manchester International Airport. A short walk of the popular bars, restaurants and cafés on Manchester Road in Chorlton. Just a short stroll to both Seymour Park and Hullard park, with Seymour community primary school nearby and access to the secondary schools in Trafford. The property boasts a welcoming entrance hall, a lounge area to the front aspect complete with exposed brick feature wall, a good-sized dining area, a useful storage cupboard, and a modern fitted kitchen with views and access out into the rear enclosed courtyard. Stairs leading to the first-floor landing reveal two double bedrooms, an additional bedroom, and a white three-piece shower room completing this fantastic property. Other benefits include gas fired central heating, high ceilings, stripped and varnished floor boards, and a rear enclosed courtyard.





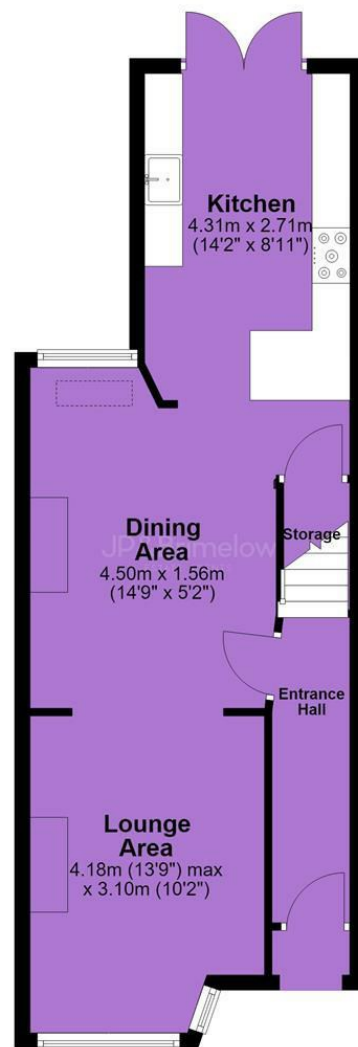
EPC Chart

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	62	74
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

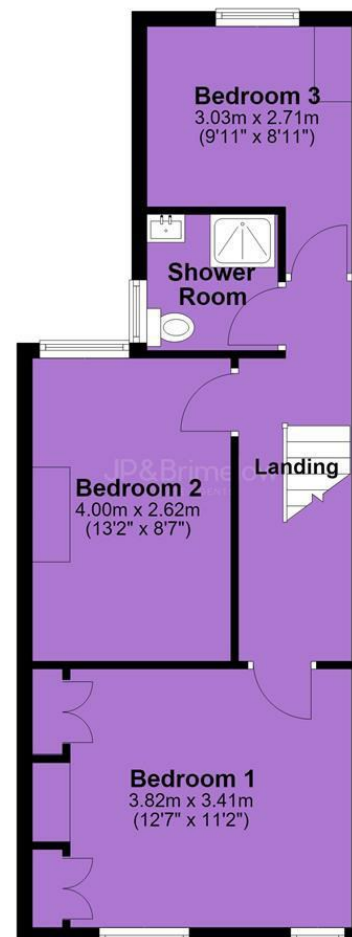


Tenure: **Leasehold** Council Tax Band: **B**

Ground Floor



First Floor



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