



*jordan fishwick*

18 Lillian Street, M16 9QD

Guide Price £310,000



## Lillian Street Old Trafford M16 9QD

Asking Price £310,000




### The Property

**NO CHAIN!** This stunning, square bay fronted terrace property provides spacious accommodation over four floors, this would be the perfect family home. There are lots of classic period features such as high ceilings, corbels, cornicing and picture rails, deep skirting boards, stripped wood floors and doors, beautiful cast iron fireplace and wood burning stove alongside more contemporary features such as a modern dining kitchen, uPVC double glazing and gas fired central heating. On the ground floor there is a hallway leading to the reception rooms and stylish dining kitchen with French doors to the rear courtyard garden. To the first floor there are two bedrooms and a further bedroom/home office with stairs leading up to the delightful loft conversion. The bathroom is tastefully appointed and fitted with a white suite. To the rear there is a lovely courtyard garden with gated access to the rear. Situated within a very popular location in Old Trafford and is in walking distance of Seymour Park. The Metrolink at Trafford Bar is also at hand for the commuter providing easy access to Manchester city centre and the Airport. Viewing of this beautiful home is highly recommended. **NO ONWARD CHAIN**

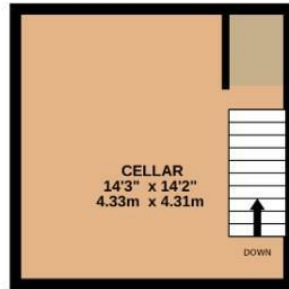
- Beautifully presented mid terrace
- Three bedrooms
- Loft roof providing useful space
- Cellars
- Courtyard garden to the rear
- Gas central heating and double glazing
- Many original features
- Popular location
- Close to Seymour Park primary school
- Viewing highly recommended



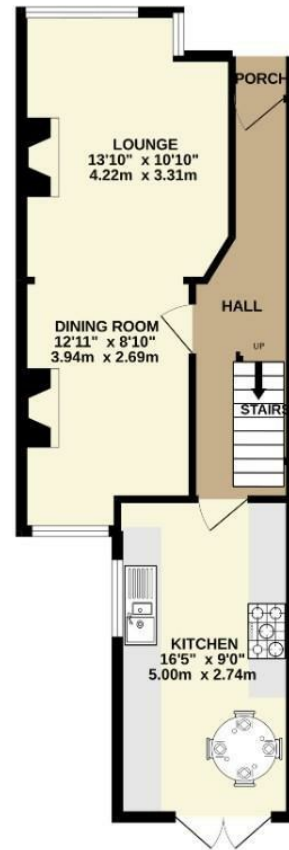
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		79
(69-80) <b>C</b>		
(55-68) <b>D</b>	58	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	



BASEMENT LEVEL



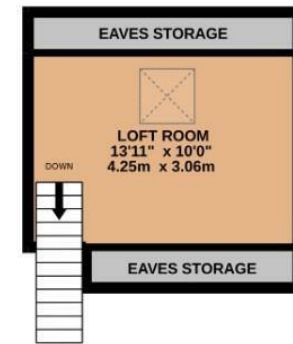
GROUND FLOOR



1ST FLOOR



2ND FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only  
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