



Jordan fishwick

36 Milner Street, Old Trafford
Old Trafford,
Guide Price £325,000

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

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The Property

A superbly presented THREE DOUBLE BEDROOM PERIOD MID TERRACED PROPERTY, located within a popular residential area just a stone's throw from Seymour Park and the primary school, all local amenities and transport links providing fast access to the City Centre. This splendid property boasts a spacious WEST FACING REAR GARDEN and has been tastefully modernised and updated throughout by the current owners, creating a contemporary family home whilst having MANY ORIGINAL FEATURES RETAINED. Offered for sale in MOVE-IN READY condition, this delightful property will prove ideal for a young couple or family and is certainly not one to be missed. The accommodation briefly comprises: covered porch, entrance hallway, spacious lounge with feature EXPOSED BRICK chimney breast and LOG BURNING STOVE, dining room with Manchester window, stunning breakfast kitchen with SOLID STONE WORKTOPS, integrated appliances and aluminium framed French patio doors opening to the rear garden. To the first floor there are three double bedrooms, the main with full height fitted wardrobes and shower room, fitted with a modern three piece suite. Both double glazing and gas central heating have been installed throughout. Externally, to the front of the property is a walled garden with plants and shrubbery. To the rear there is a West facing courtyard garden with raised wooden decking. An internal viewing of this fine home is most highly recommended.

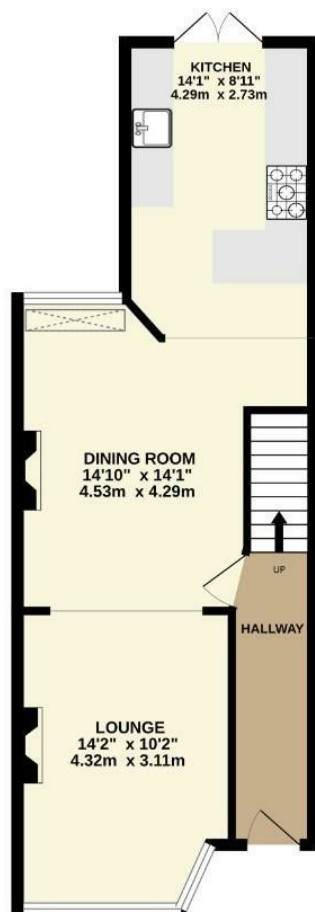
- Beautifully presented mid terrace period property
- Three double bedrooms and two reception rooms
- Tastefully modernised and decorated throughout
- West facing rear garden
- Move-in ready condition
- Short walk from all local amenities and transport links
- Many original features retained
- Double glazing and gas central heating throughout
- Ideal family home



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



GROUND FLOOR
500 sq.ft. (46.5 sq.m.) approx.



1ST FLOOR
465 sq.ft. (43.2 sq.m.) approx.



TOTAL FLOOR AREA: 965 sq.ft. (89.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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