



*Jordan fishwick*

12 Lime Grove, M16 0WL  
Guide Price £350,000



## 12 Lime Grove, Old Trafford, Old Trafford, M16 0WL

Guide Price £350,000




### The Property

**\*\*\*NO CHAIN\*\*\*** A delightful FIVE DOUBLE BEDROOM PERIOD MID TERRACED PROPERTY, ideally situated for all local amenities and transport links, including the Metro (Trafford Bar, 0.3 miles) providing fast access to both the City Centre and Airport. This splendid property provides over 1700sqft versatile ACCOMMODATION OVER THREE FLOORS and cellars and will prove an ideal family home and benefits from having scope to convert the multiple cellar chambers to yet further living accommodation. There is also the opportunity to create off road parking by removal of the front garden wall as many of the neighbouring properties have done (STPP). Accommodation briefly comprises: spacious entrance hallway, 15ft lounge with large bay window, sitting room, dining kitchen. To the first floor are three double bedrooms and shower room whilst the second floor reveals a further two well proportioned double bedrooms. The multiple cellar chambers provide useful storage space, a W/C and there is access to the rear garden. Both double glazing and gas central heating have been installed throughout. Externally, to the front of the property is a well maintained walled garden, mainly laid to lawn with path leading to the front door. To the rear is a walled courtyard garden. An internal viewing is most highly recommended. Sold with no onward chain.



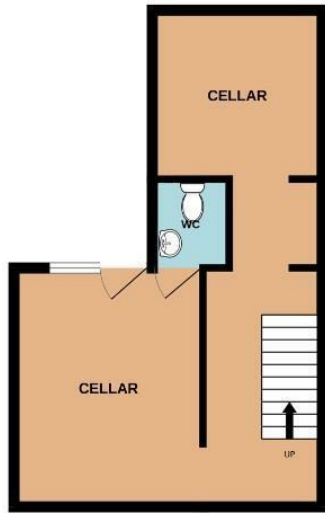
- NO CHAIN
- Five double bedrooms
- Two reception rooms plus dining kitchen
- Accommodation over three floors + cellars
- Gardens to both the front and rear
- Potential to create off road parking (STPP)
- 0.3 Miles to the Metro (Trafford Bar)
- Short walk from all local amenities
- Ideal family home



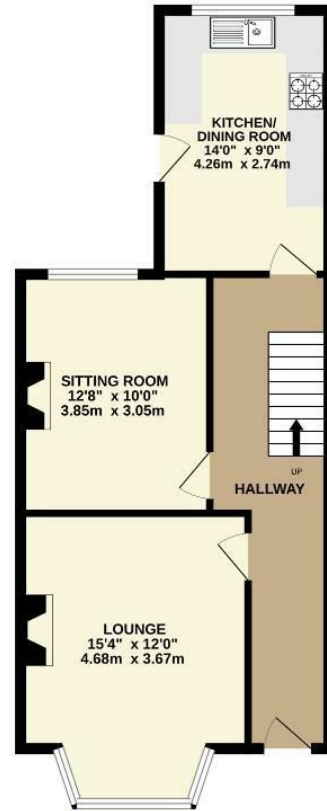
| Energy Efficiency Rating                    |   |           |
|---|---|-----------|
|   | Current   | Potential |
| Very energy efficient - lower running costs |   |           |
| (92 plus) <b>A</b>                          |   |           |
| (81-91) <b>B</b>                            |   | 79        |
| (69-80) <b>C</b>                            |   |           |
| (55-68) <b>D</b>                            | 59  |           |
| (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  
329 sq.ft. (30.6 sq.m.) approx.



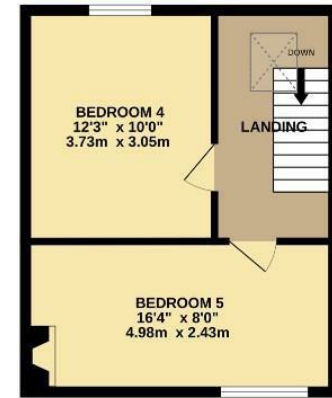
GROUND FLOOR  
546 sq.ft. (50.7 sq.m.) approx.



1ST FLOOR  
527 sq.ft. (49.0 sq.m.) approx.



2ND FLOOR  
326 sq.ft. (30.3 sq.m.) approx.



TOTAL FLOOR AREA : 1728 sq.ft. (160.6 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only  
Made with Metropix ©2024



These particulars are believed to be accurate but they are not guaranteed and do not form a contract. Neither Jordan Fishwick nor the vendor or lessor accept any responsibility in respect of these particulars, which are not intended to be statements or representations of fact and any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Any floorplans on this brochure are for illustrative purposes only and are not necessarily to scale.

Offices at: Chorlton, Didsbury, Disley, Hale, Glossop, Macclesfield, Manchester Deansgate, Manchester Whitworth Street, New Mills, Sale, Wilmslow and Withington