



*Jordan fishwick*

16 Northumberland Crescent, Old Trafford, M16 9BE

Guide Price £165,000



**16 Northumberland Crescent, Old Trafford, Manchester, M16 9BE**

**Guide Price £165,000**



### The Property

**\*\*\*NO CHAIN\*\*\*** Positioned on the top floor of this purpose built development is this beautifully presented **TWO DOUBLE BEDROOM APARTMENT**, providing spacious accommodation ideal for a young couple or first time buyer. This delightful property benefits from both **ALLOCATED OFF ROAD PARKING** as well as a **SOUTH FACING BALCONY** and is ideally placed for all local amenities, transport links including the Metro (Trafford Bar, 0.4 Miles) and is within walking distance to multiple local parks. The accommodation briefly comprises: communal entrance hallway with stairs to second floor landing, entrance hall, 14ft lounge, kitchen, South facing balcony, two well proportioned double bedrooms and bathroom fitted with a three piece suite and over bath shower. Double glazing and gas central heating have been installed throughout. Externally, well maintained communal gardens surround the development. An internal viewing of this fine property is most highly recommended. Sold with no onward chain.

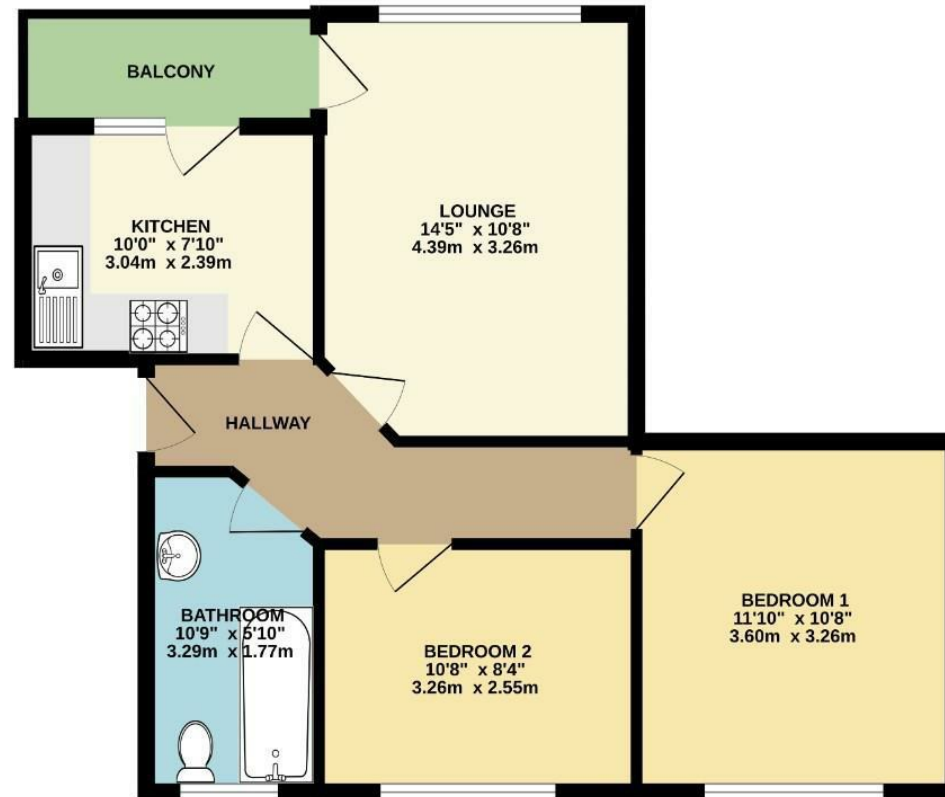
- NO CHAIN
- Well presented top floor apartment
- Two double bedrooms
- Walking distance to multiple local parks
- 0.4 miles to the Metro (Trafford Bar)
- Ideal first time buy
- South facing balcony
- Allocated off road parking
- Double glazing and gas central heating



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(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	



SECOND FLOOR  
570 sq.ft. (52.9 sq.m.) approx.



TOTAL FLOOR AREA : 570 sq.ft. (52.9 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only.  
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