



 **4**
Bedrooms

 **1**
Bathroom



C & R Hulme are delighted to offer this large 4 bedroom semi detached house on a delightful tree lined street in Old Trafford. This family house which has been in the same family for 62 years, is in need of cosmetic updating and offers a wonderful opportunity for the next owner to add their own mark. This home offers a large well planned accommodation which consists of 3 reception rooms and kitchen on the ground floor, to the 1st floor are 4 good sized bedrooms, bathroom with separate W.C. Externally is a useful brick built storage room with a drive to the side and front and rear gardens. NO CHAIN!!

Entrance Porch

Glazed panel door.

Entrance Hall

Glazed door, large open space. radiator, ceiling light point. range of power points. Understairs storage

Lounge 4.62m x 4.16m (15' 2" x 13' 8")

Panelled door. UPVC bay window to the front. Gas fireplace. Picture rails, ceiling light point, walls lights, Radiator, range of power points.

Rear Reception 4.34m x 3.55m (14' 3" x 11' 8")

Panelled door. UPVC window to the rear. Gas fireplace. Picture rails, ceiling light point, walls lights, Radiator, range of power points.

Reception 3 Morning Room 4.32m x 3.04m (14' 2" x 10')

Panelled door. 2 x UPVC windows to the side. radiator. Worcester combination boiler. Ceiling light point. range of power points.

Kitchen 3.04m x 1.87m (10' x 6' 2")

Range of floor and walls units. finished in oak, double drainer sit on sink, plumbing for a washing machine, ceiling light point & range of power points. Stable doors leading to garden.

1st floor

Stairs and landing UPVC window at landing.

Bedroom 1 4.62m x 3.55m (15' 2" x 11' 8")

Panelled door. UPVC bay window to the front. Gas fireplace. Picture rails, ceiling light point, walls, Radiator, range of power points.

Bedroom 2 4.34m x 3.55m (14' 3" x 11' 8")

Panelled door. UPVC window to the rear. Gas fireplace. Picture rails, ceiling light point, Radiator, range of power points.

Bedroom 3 3.54m x 3.04m (11' 7" x 10')

Panelled door. UPVC window to the rear. Gas fireplace. Picture rails, ceiling light point, Radiator, range of power points.

Bedroom 4 2.39m x 2.38m (7' 10" x 7' 10")

Panelled door. UPVC window to the front Gas fireplace. Picture rails, ceiling light point, Radiator, range of power points.

Bathroom 1.93m x 1.88m (6' 4" x 6' 2")

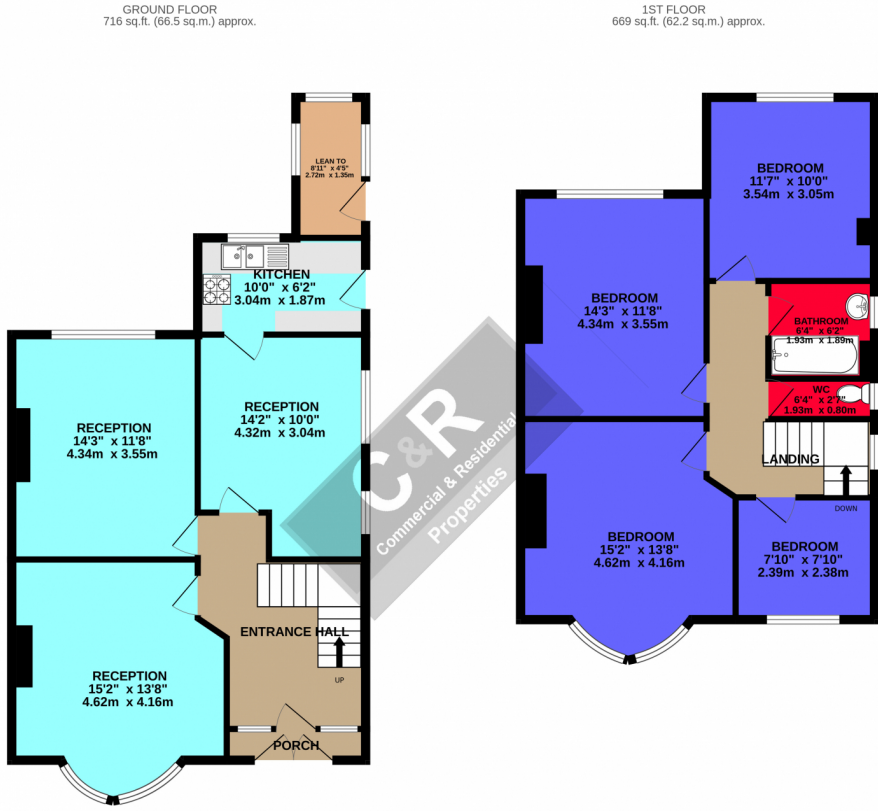
Panelled door. UPVC window to side. 2 piece white suite consisting of bath with panel and shower. Ceiling light point

W.C 1.93m x 0.80m (6' 4" x 2' 7")

Panelled door. UPVC window to the side. White low level w.c. Ceiling light point.

Externally

Front garden Mainly concrete slabbed with shrubbery area, brick wall with gates. Side drive with wooden gates. Rear Garden. Concrete slabbed area with the remainder laid to shrubbery, wooden perimeter fencing all round.



TOTAL FLOOR AREA: 1385 sq.ft. (128.7 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 mis-statement. 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		82
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	47	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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