David Andrews
Independent Estate Agents
www.dahomes.co.uk

Tel: 0161 860 6350
Email: info@dahomes.co.uk

Seymour Grove
Old Trafford
Manchester
M16 0FF

£575,000











Ref: PRA13794

0

Viewing Instructions: Strictly By Appointment Only

General Description

Great value home on this prestigious road. The spacious accommodation includes, on the ground floor, 2 reception rooms, kitchen diner, shower room and separate W.C./utility. On the 1st floor we have 4 bedrooms and family bathroom and then there is a loft room on the 2nd floor. In keeping with properties on Seymour Grove, it has plenty of off road parking and generous gardens to the front and rear. The location is 2nd to none being close to excellent schools and transport links, notably the Metro station at Trafford Bar. As you can imagine at this keen price, the property requires a degree of modernisation. It is available with vacant possession.

Accommodation

Porch

PVC double glazed door.



Hall

PVC double glazed door and windows to the front with a PVC double glazed window to the side. Open spindle turning staircase to the first floor. Picture rails and radiator.



Reception 1 (17' 06" Max x 12' 07") or (5.33m Max x 3.84m)

PVC double glazed bay window to the front elevation. Coved ceiling and picture rails. Gas fire and radiator.



Reception 2 (15' 09" x 12' 06") or (4.80m x 3.81m)

PVC double glazed window to the rear. Coving and picture rails. Gas fire and radiator.



Kitchen/Diner (14' 11" x 9' 01") or (4.55m x 2.77m)

PVC double glazed door and window to the side. PVC double glazed window to the rear. A range of base and eye level units with tiled splash backs to the worktops. Integrated ovens and hob with extractor hood. Stainless steel sink unit with chrome mixer tap. Space and plumbing for washer. Radiator.

Shower Room (7' 01" x 5' 04") or (2.16m x 1.63m)

Opaque PVC double glazed window to the side. Walk in shower. Toilet and wash basin. Part tiled walls. Radiator.





W.C. (5' 10" Min x 5' 05") or (1.78m Min x 1.65m)

2 x opaque PVC double glazed windows to the side. Toilet and wash basin. Tiled walls. Central heating boiler. Heated towel rail.



Landing

Opaque PVC double glazed window to the side. Banister. Staircase to loft room.



Bedroom 1 (14' 06" x 12' 0") or (4.42m x 3.66m)

PVC double glazed bay window to the front. Fitted wardrobes. Picture rails and radiator.



Bedroom 2 (15' 02" x 11' 03") or (4.62m x 3.43m)

PVC double glazed window to the rear. Picture rails and radiator.



Bedroom 3 (9' 02" x 9' 01") or (2.79m x 2.77m)

PVC double glazed window to the front. Radiator.



Bedroom 4 (10' 07" x 7' 06") or (3.23m x 2.29m)

PVC double glazed window to the rear. Radiator.



Bathroom (7' 10" x 7' 06") or (2.39m x 2.29m)

Opaque PVC double glazed window to the side. Corner bath and separate shower cubicle. Toilet and wash basin. Tiled walls. Radiator.



Loft Room (used as bed 5) (16' 11" Max x 15' 10" Max) or (5.16m Max x 4.83m Max)

Dormer with PVC double glazed window to the side. Velux windows to the front and rear. Radiator.



Outside

Driveway and garden to the front. There is a garage to the rear but it requires renovation. Good size garden with lawn and perimeter fencing to the rear.

Services

Mains electricity, mains water, mains gas, mains drainage

Tenure

We are informed that the tenure is Not Specified

Council Tax

Band E





All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. Stamp duty is not payable up to £125,000. From £125,001 to £250,000 - 2% of Purchase Price. From £250,001 to £925,000 - 5% of Purchase Price. From £925,001 to £1,500,000 - 10% of Purchase Price. From £1,500,001 onwards - 12% of Purchase Price. N.B. Stamp Duty is paid by the purchaser and not the vendor. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.