



*Jordan Fishwick*

75 St. Johns Road, Old Trafford, M16 9QP

Guide Price £375,000



The Property

**\*\*\*NO CHAIN\*\*\*REQUIRES MODERNISATION\*\*\*** A delightful **THREE DOUBLE BEDROOM SEMI DETACHED PERIOD PROPERTY** conveniently placed for all local amenities, schools, parks and transport links including the Metrolink. The property requires full modernisation offering a blank canvas for potential buyers to infuse their personal style and preferences into every corner. The spacious layout provides ample room for a young couple or family and allows for you to design a living space that perfectly suits your lifestyle. The accommodation briefly comprises: enclosed porch, spacious entrance hallway, lounge with large bay window, sitting/dining room with bay window and views over the rear garden, kitchen. To the first floor there are three good sized bedrooms, both main and second featuring large bay window and bathroom. Double glazing and gas central heating have been installed and the multiple cellar chambers provide useful storage space. Externally to the front of the property is a gated driveway while to the rear a fenced and enclosed garden has been mainly laid to lawn. and features an array of mature plants and shrubs.

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Manchester M16 9QP**

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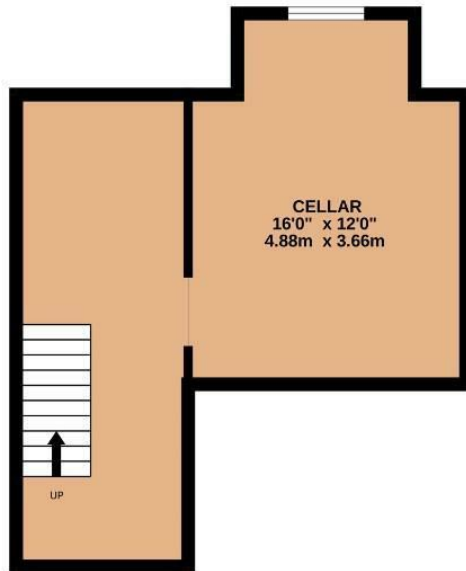
- NO CHAIN
- Requires full modernisation and updating
- Three double bedrooms + two reception rooms
- Well regarded tree lined road
- Driveway providing off road parking
- Short stroll from multiple schools and parks
- Well placed for Chorlton Village and all local amenities
- Many original features
- Council Tax: C



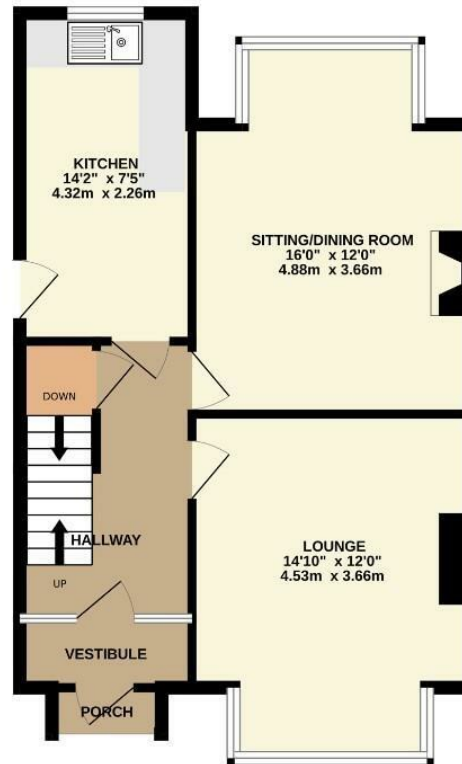
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU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



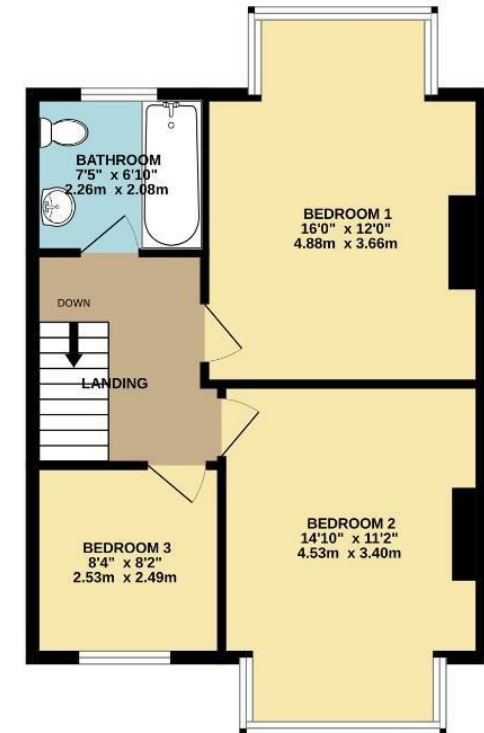
**BASEMENT**  
330 sq.ft. (30.7 sq.m.) approx.



**GROUND FLOOR**  
560 sq.ft. (52.1 sq.m.) approx.



**1ST FLOOR**  
515 sq.ft. (47.9 sq.m.) approx.



**TOTAL FLOOR AREA : 1406 sq.ft. (130.6 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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