



*jordan fishwick*

11 Beever Street, Old Trafford, M16 9JR  
Guide Price £240,000



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## The Property

\*\*\*NO CHAIN\*\*\* A delightful THREE BEDROOM MID TERRACE PERIOD PROPERTY located on a quiet residential CUL-DE-SAC within a popular residential area just a short stroll from Hullard Park, all local amenities and transport links providing fast access to the City Centre. This superb property provides spacious and light accommodation throughout, ideal for a young couple or family and boasts a SOUTH-WESTERLY FACING REAR COURTYARD GARDEN as well as cellar chambers providing useful storage space. The accommodation briefly comprises: covered porch, entrance hallway, lounge open to the spacious dining room, kitchen, w/c. To the first floor are three good sized bedrooms and bathroom fitted with a three piece suite. Both double glazing and gas central heating have been installed throughout. Both double glazing and gas central heating have been installed throughout and externally there is a walled courtyard garden which enjoys a sunny South-Westerly aspect. Viewing strongly recommended. Council Tax: A.



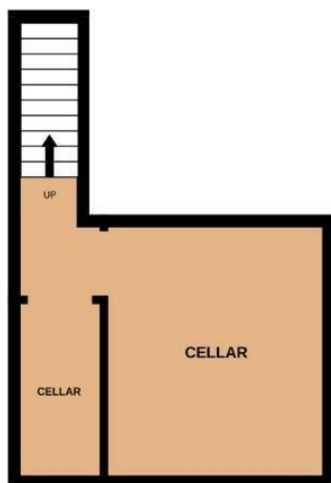
- NO CHAIN
- Three bedroom mid terrace period property
- South-Westerly facing courtyard garden
- Quiet residential CUL-DE-SAC
- Ideally placed for all local amenities, schools and transport links
- Short stroll from Hullard Park
- Ideal for young couple or family
- Cellars providing useful storage space
- Council Tax: A.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



BASEMENT  
200 sq.ft. (18.6 sq.m.) approx.



GROUND FLOOR  
455 sq.ft. (42.3 sq.m.) approx.



1ST FLOOR  
455 sq.ft. (42.3 sq.m.) approx.



TOTAL FLOOR AREA : 1110 sq.ft. (103.1 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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