



St. Hildas Road, Old Trafford, Manchester, M16

**OIRO £535,000
UNDER OFFER**

RENOVATED VICTORIAN SEMI-DETACHED | Leasehold

Lancashire Properties are proud to present this DECEPTIVELY SPACIOUS FIVE BEDROOM SEMI-DETACHED VICTORIAN HOME, ideally located in a high-demand yet quiet residential area of Old Trafford, M16, directly opposite Seymour Park. A perfect fit for families seeking space, character and convenience.

Renovated with high standards while retaining its original charm, the property spans three floors and offers:

Five generously sized bedrooms

Two reception rooms with high ceilings and bay windows

Modern fitted kitchen opening out to a low-maintenance private garden

Downstairs shower room and a family bathroom

Storage Cellar with potential for conversion

Surrounded by everyday essentials — Tesco Extra, Post Office, local grocers and takeaways all on Ayres Road. A variety of schools, Mosques and Churches are within easy walking distance.

Excellent transport links with bus stops on Stretford Road and tram routes nearby, giving quick access to Manchester City Centre, MediaCity and key universities.

Enjoy the balance of peaceful suburban living and city convenience — a charming, ready-to-move-into home in a sought-after location.

Tenure - Leasehold

Term - 999 years from July 1907

Ground Rent - TBC

Dimensions are as follows:

⌂ Lower Ground Floor

Cellar: 4.70m x 4.50m (15'5" x 14'9" max)

⌂ Ground Floor

Living Room: 4.52m x 3.41m (14'10" x 11'2" max)

Dining Room: 3.60m x 3.50m (11'10" x 11'6")

Kitchen: 4.70m x 3.69m (15'5" x 12'1")

Bathroom: 2.50m x 1.50m (8'2" x 4'11")

⌂ First Floor

Principal Bedroom: 4.87m x 4.50m (16'0" x 14'9" max)

Bedroom 2: 3.50m x 3.46m (11'6" x 11'4")

Bedroom 3: 3.43m x 2.11m (11'3" x 6'11")

Bathroom: 3.47m x 1.50m (11'5" x 4'11")

⌂ Second Floor

Bedroom 4: 4.77m × 4.40m (15'8" × 14'5" max)

Bedroom 5: 3.50m × 3.47m (11'6" × 11'5")

✓ Approximate Gross Internal Floor Area:

174.4 square metres

1,877 square feet

Notice:

The above property details should be considered as a general guide only for prospective purchasers. Lancashire Properties does not have any authority to give any warranty in relation to the property. We would like to bring to the attention of any purchaser that we have endeavored to provide a realistic description and measurements of the property, however no specific survey or detailed inspection has been carried out relating to the property, services, appliances and any further fixtures and fittings/equipment.

If double glazing has been stated in the details, the purchaser is advised to satisfy themselves as to the type and amount of double glazing fitted to the property.

We recommend all buyers to carry out their own survey/investigations relating to the purchase of any of our properties.

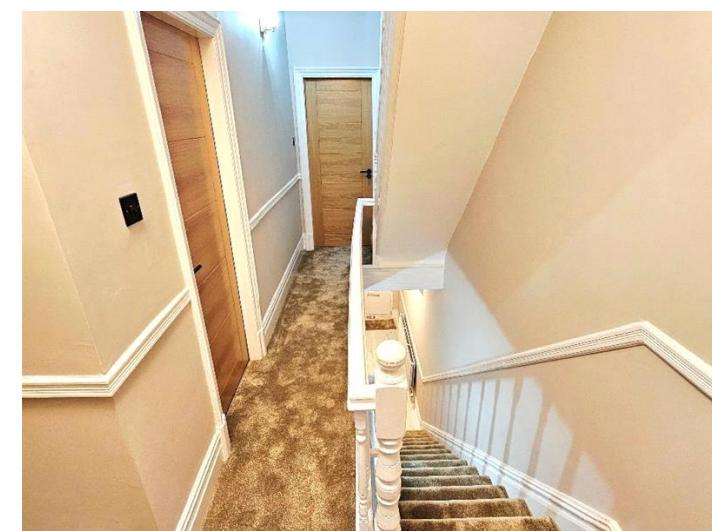
The mention of any appliances and/or services within these sales particulars does not imply they are in full and efficient working order.

While we endeavor to make our property details accurate and reliable, if there is any point, which is of particular interest to you, please contact the office and we will be pleased to check the information.

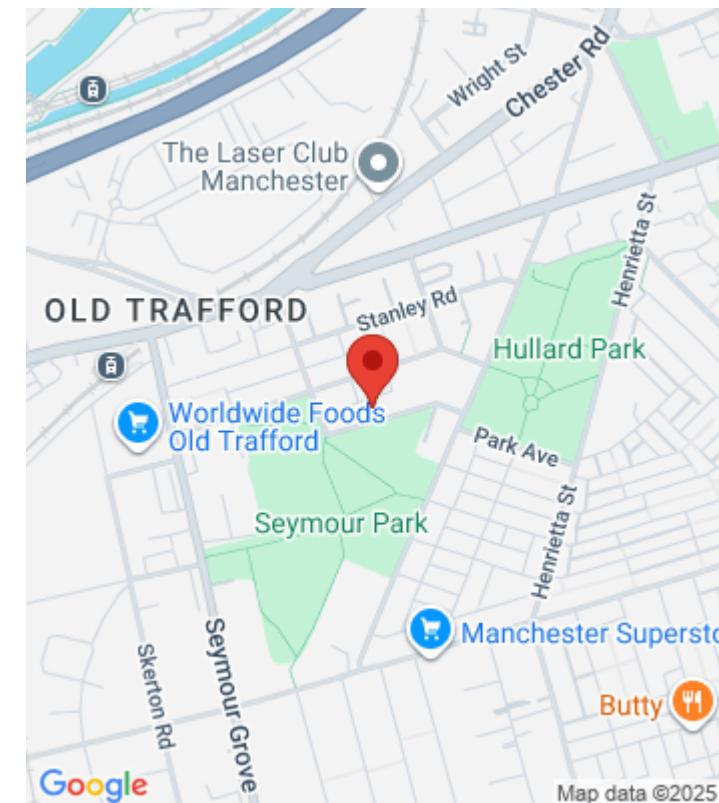
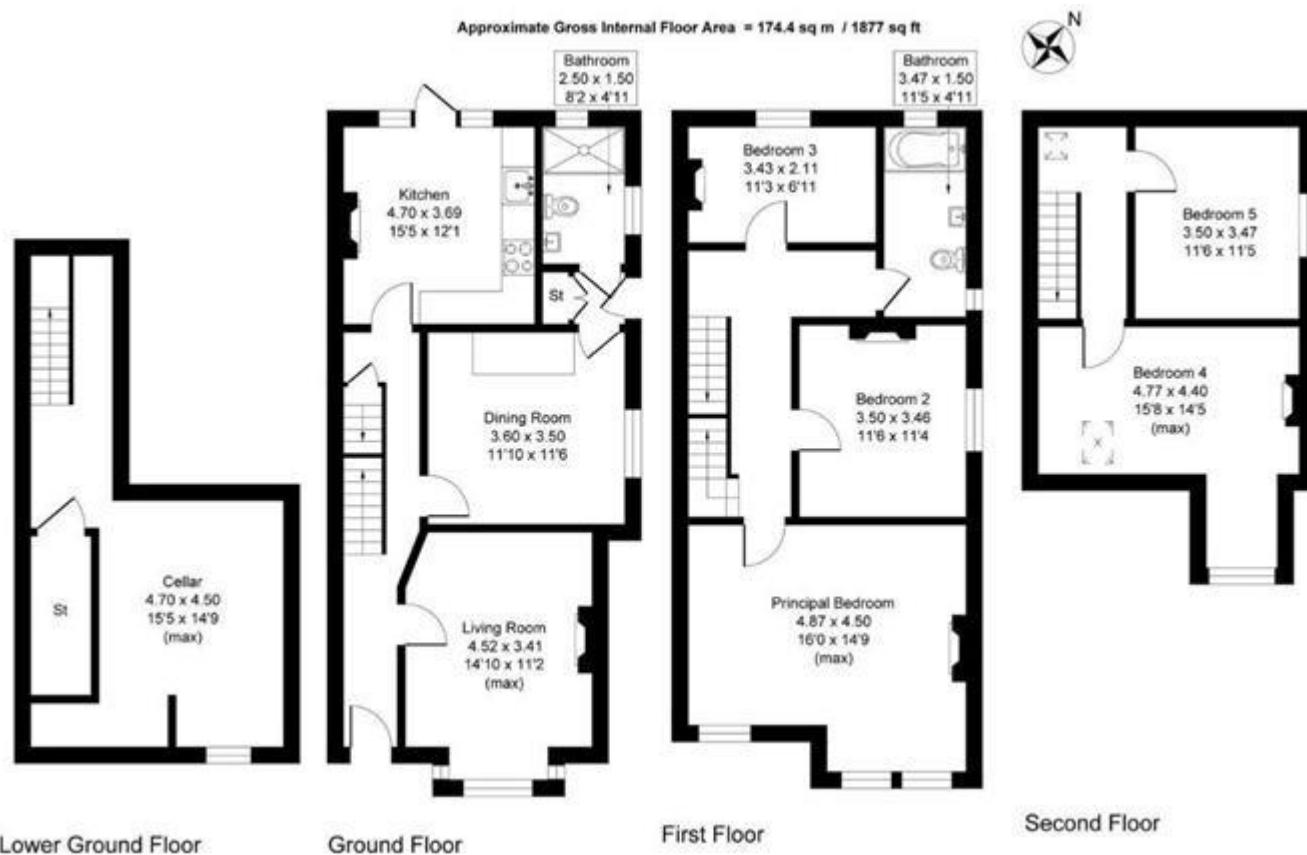
Council Tax Band: C (Trafford Metropolitan Borough Council)

Tenure: Leasehold (881 years)

Garden details: Front Garden, Private Garden, Rear Garden



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-1)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D		
(39-54)	E	61	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.