7 Khartoum Street, Old Trafford, M16 9WE



Price: £265,000

****VIDEO TOUR AVAILABLE** A stylishly presented & spacious, TWO DOUBLE BEDROOMS & A USEFUL STUDY ROOM, period, mid terrace property over two floors, situated on a popular residential Street in Old Trafford off Ayres Road. Within easy walking distance of all local amenities on Ayres Road, a selection of local parks, Seymour Park primary school, transport links on Upper Chorlton Road into the City centre and Media City via the Metrolink at Trafford Bar station on Seymour Grove. In brief, the accommodation comprises; entrance hall, a lounge with a bay window to the front aspect, a dining room and a beautifully fitted kitchen/breakfast room to the ground floor with access out into rear enclosed courtyard style garden. Whilst to the first floor there are two good sized double bedrooms, a study/dressing room and a stunning white four-piece family bathroom. The property benefits from high ceilings, an alarm system, double glazed throughout, warmed by gas fired central heating, to the rear there is a well-established enclosed courtyard style garden. This property would be ideal for a couple or family home due to the space available and early internal viewing is highly recommended.**









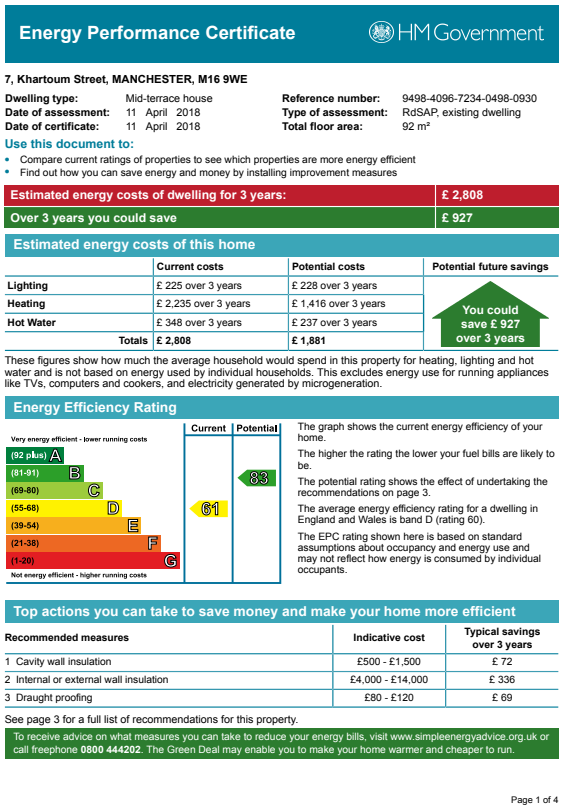








EPC Chart



Energy Performance Certificate — HM Government

7, Khartoum Street, MANCHESTER, M16 9WE

Dwelling type:	Mid-terrace house	**Reference number:**	9498-4096-7234-0498-0930
Date of assessment:	11 April 2018	**Type of assessment:**	RdSAP, existing dwelling
Date of certificate:	11 April 2018	**Total floor area:**	92 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	**£ 2,808**
Over 3 years you could save	**£ 927**

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 225 over 3 years	£ 228 over 3 years	You could save £ 927 over 3 years
Heating	£ 2,235 over 3 years	£ 1,416 over 3 years	
Hot Water	£ 348 over 3 years	£ 237 over 3 years	
Totals	**£ 2,808**	**£ 1,881**	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Cavity wall insulation	£500 - £1,500	£ 72
2 Internal or external wall insulation	£4,000 - £14,000	£ 336
3 Draught proofing	£80 - £120	£ 69

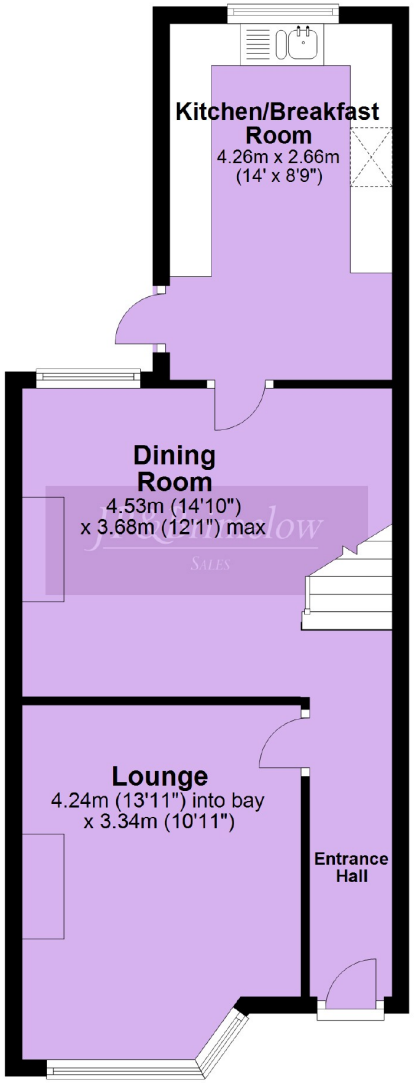
See page 3 for a full list of recommendations for this property.

To receive advice on what measures you can take to reduce your energy bills, visit www.simpleenergyadvice.org.uk or call freephone **0800 444202**. The Green Deal may enable you to make your home warmer and cheaper to run.

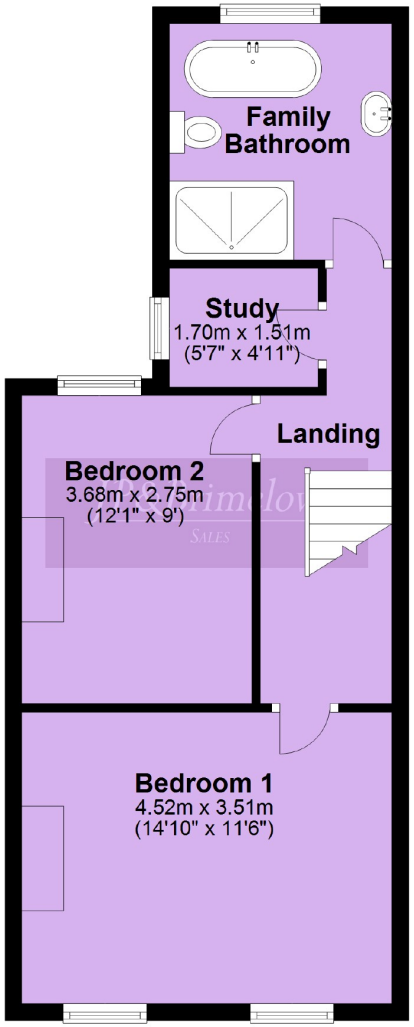
Page 1 of 4

Leasehold With an original lease of 999 years and TBC years remaining. Annual ground rent of £6.00. (Information as per current vendor) July 2020. Council Tax Band: A

Ground Floor



First Floor



Chorlton & Didsbury Sales
430 Barlow Moor Road, Chorlton, Manchester, M21 8AD
Chorlton: 0161 882 2233 Didsbury: 0161 448 0622
E: chorlton@jpbrimelow.co.uk www.jpandbrimelow.co.uk

NOTICE: J P& Brimelow Chorlton & Didsbury Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that:
(i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;
(ii) all descriptions, dimensions, references to the condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of face but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
(iii) no person in the employment of JP & Brimelow Ltd has any authority to make or give any representation or warranty whatever in relation to this property.

Follow us on Twitter @jpandbrimelows