

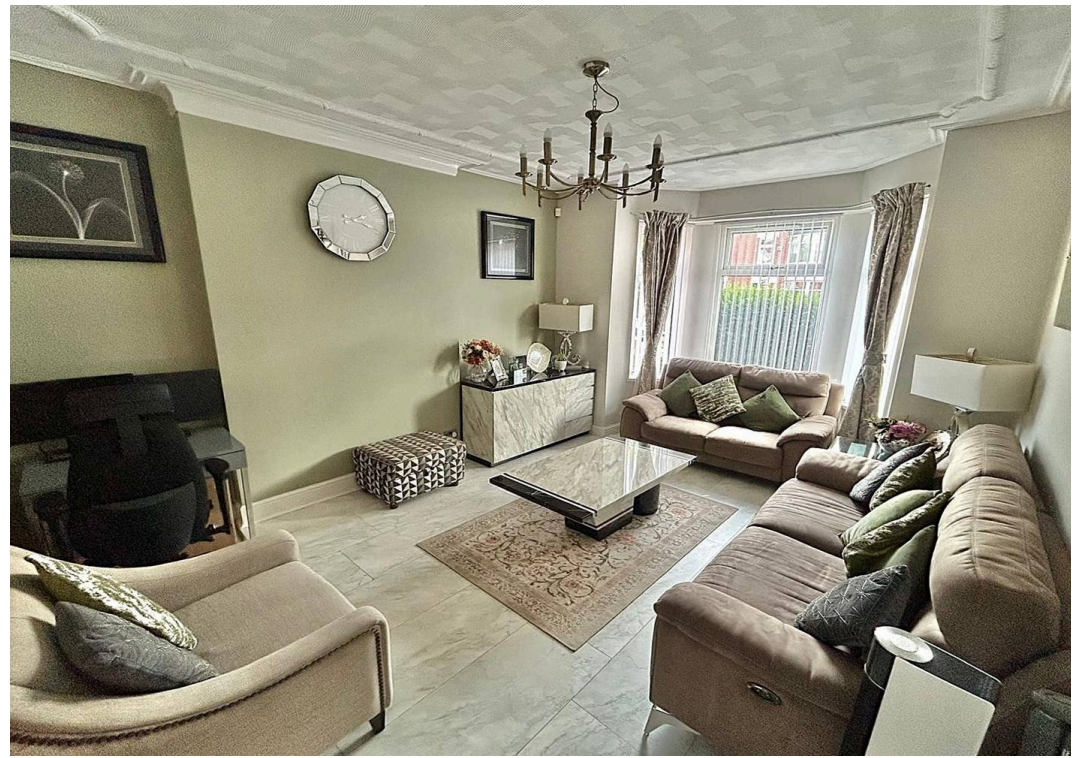
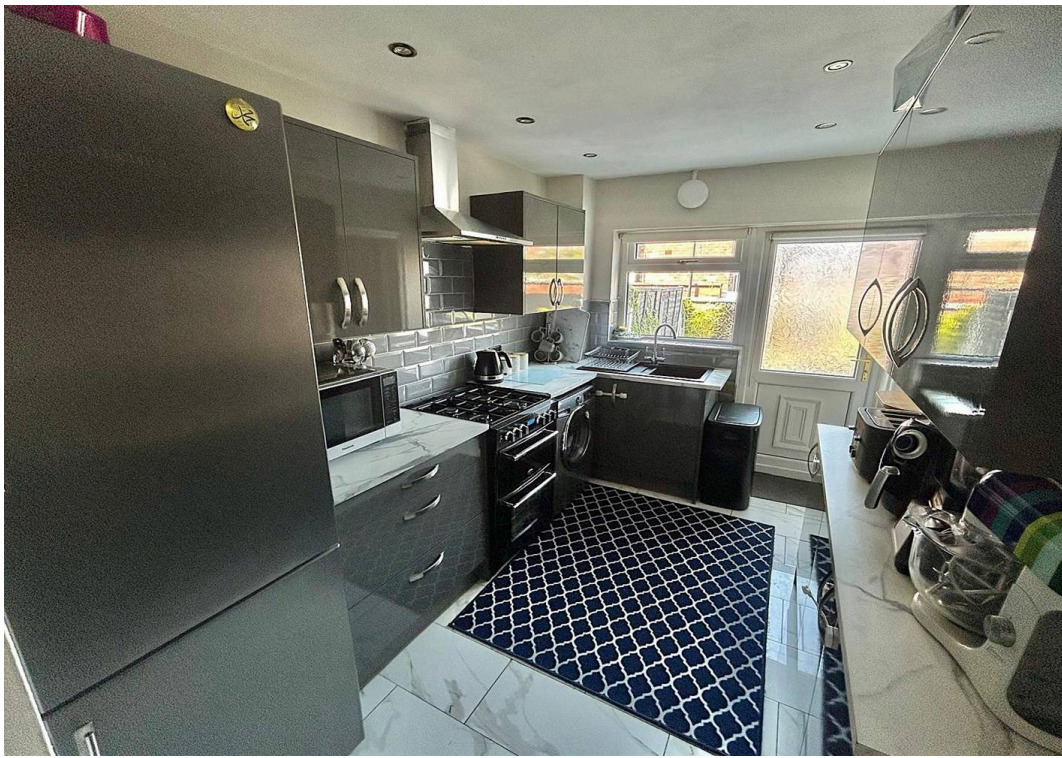


48 Kings Road, Old Trafford  
Manchester

£395,000

**GASCOIGNE  
HALMAN**

THE AREA'S LEADING ESTATE AGENCY



# 48 Kings Road

Old Trafford, Manchester

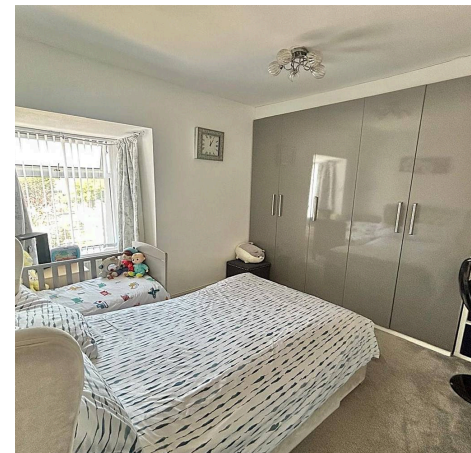
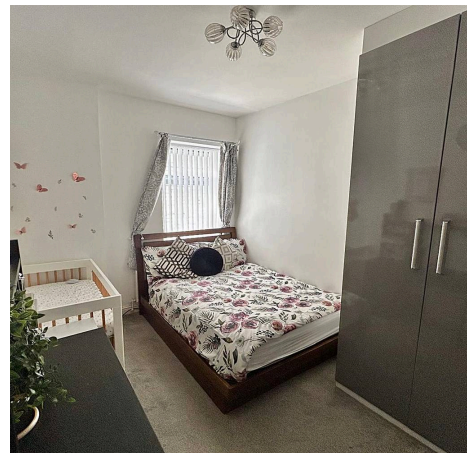
Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: F

- Spacious Accommodation Measuring 1832 Sq Ft
- Extensive Cellars And Loft Space
- Refitted Modern Kitchen And Shower Room
- Two Large Reception Rooms
- Four Double Bedrooms
- Attractive Edwardian Period Property



## 48 Kings Road

Old Trafford, Manchester

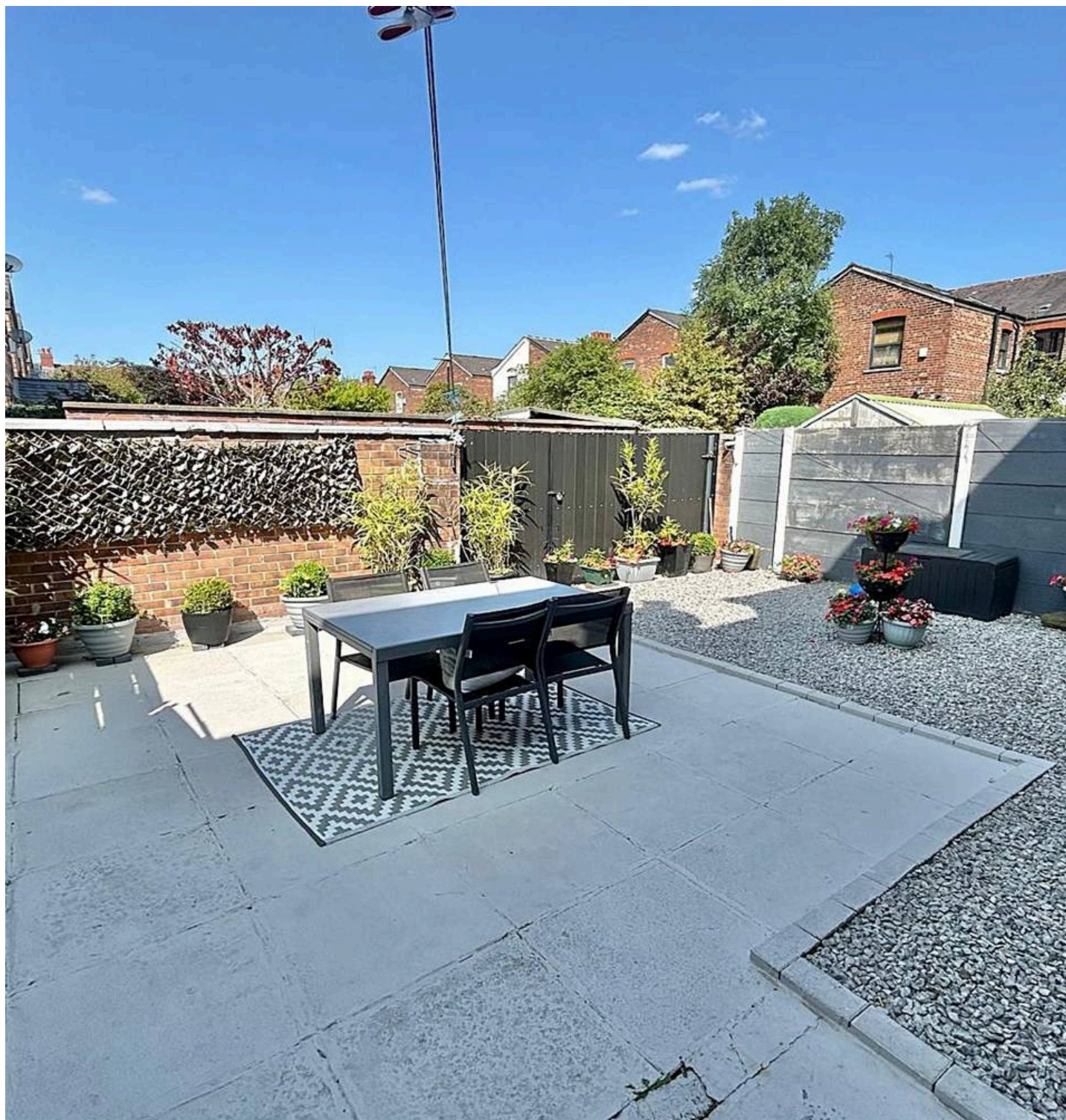
An attractive and recently renovated Edwardian end of terrace property offering spacious and versatile accommodation (1832 Sq Ft) over three floors. Well-presented throughout, the property offers four double bedrooms, refitted stylish bathroom, modern kitchen, two large reception rooms and a delightful enclosed rear garden. The property also comes with extensive cellars and a large loft space perfect for conversion (STPP). The property is located in a popular residential area close to local amenities and reputable schools, as well as excellent transport links.

We are pleased to introduce this superb Edwardian end of terrace property which offers spacious and beautifully presented accommodation with large cellars, new gutters and roofing and loft space for those looking to develop the property further.

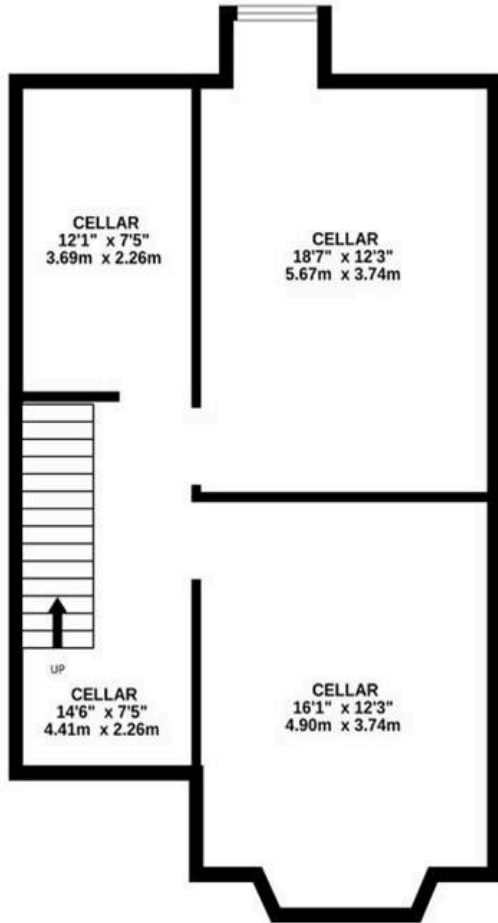
The property boasts an impressive 1865 Sq ft and comprises internally; entrance porch opening to a large welcoming entrance hallway, good-size living room with bay-window with double doors opening to a separate dining room. A refitted modern kitchen with attractive units and door access to the rear garden completes the ground floor.

To the first floor there are four double bedrooms, two complete with fitted wardrobes and a stylish refitted family shower room. The property also has the added benefit of a new roof, new boiler and double glazed windows throughout.

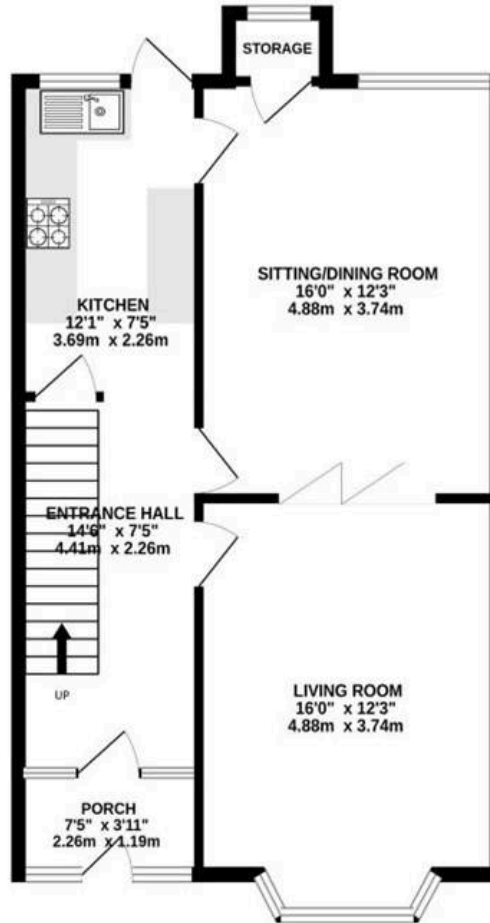
Externally to the front there is a stone pathway and side access which leads to a good-size enclosed courtyard style garden with stone patio and gravel



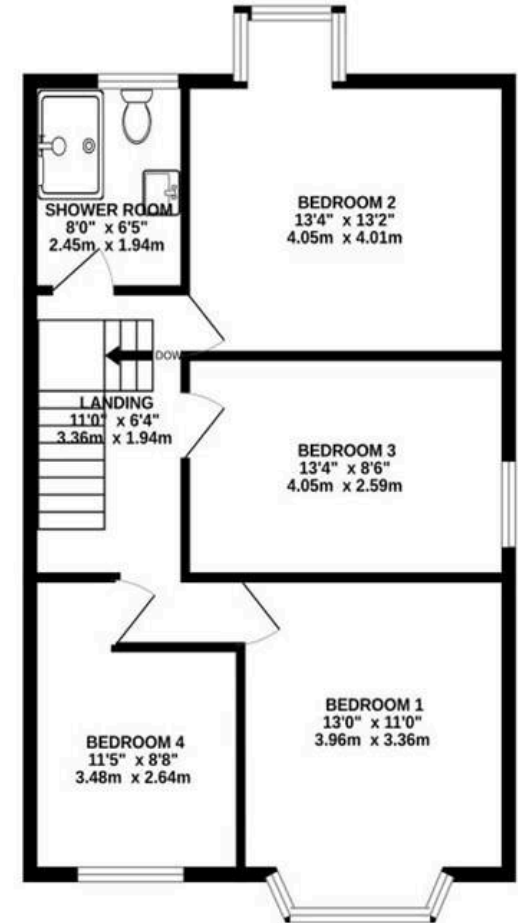
BASEMENT  
592 sq.ft. (55.0 sq.m.) approx.



GROUND FLOOR  
620 sq.ft. (57.6 sq.m.) approx.



1ST FLOOR  
621 sq.ft. (57.7 sq.m.) approx.



TOTAL FLOOR AREA : 1832 sq.ft. (170.2 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only  
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