



7 Ribchester Drive
Wythenshawe M22 9AZ
£260,000



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Situated in a pleasant cul-de-sac on the popular Scholar's Field development, this modern semi-detached house enjoys a larger than average corner garden plot and a tandem driveway which provides off road parking space.

The property is presented to a very good standard throughout and it will interest those seeking a first home and investment buyers in particular.

The accommodation comprises: Entrance vestibule, living room, inner hallway, downstairs WC and a stylish modern fitted dining kitchen.

To the first floor are two well-proportioned double bedrooms and a bathroom which is fitted with a white suite, with shower above the bath.

The property benefits from its position towards the end of the cul-de-sac, with a wide side plot which provides a large lawned garden area, which extends behind the house.

The house forms part of a popular residential development which is well-placed for access to amenities, schools and transport networks.

An early viewing is recommended in order to avoid disappointment.

Tenure: Leasehold
Council Tax: Manchester A

- Gas Central Heating
- PVCU Double Glazing
- Two Double Bedrooms
- Stylish Dining Kitchen
- Downstairs WC
- Driveway
- Gardens to three sides
- Cul-de-sac Location

Entrance Vestibule
5'11" x 5'0"

Living Room
14'0" x 13'3" reducing to 9'10"

Inner Hallway

Downstairs WC
3'4" x 4'11"

Dining Kitchen
13'3" x 10'3"

First Floor Landing

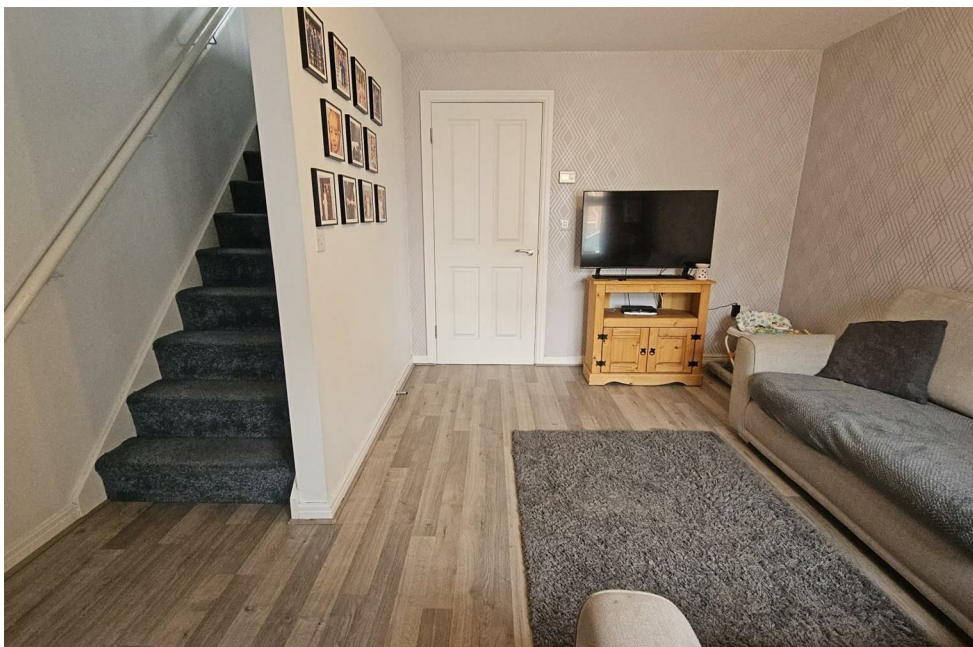
Bedroom One
13'4" red to 6'4" x 12'5"

Bedroom Two
13'3" x 10'3"

Bathroom
6'4" x 6'11"

Externally
Garden area to the front with a tandem driveway.
Enclosed rear garden which extends to the side of the property with lawned area.

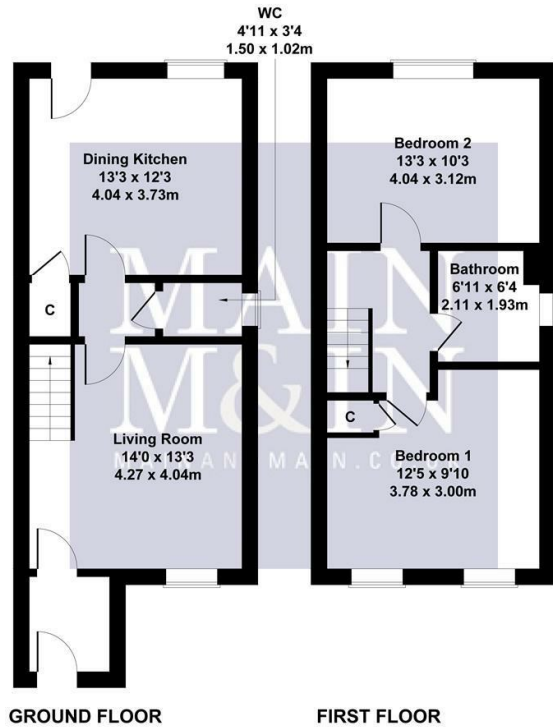
Leasehold Information
Long Leasehold (250 years from 19th May 2017).





Ribchester Drive

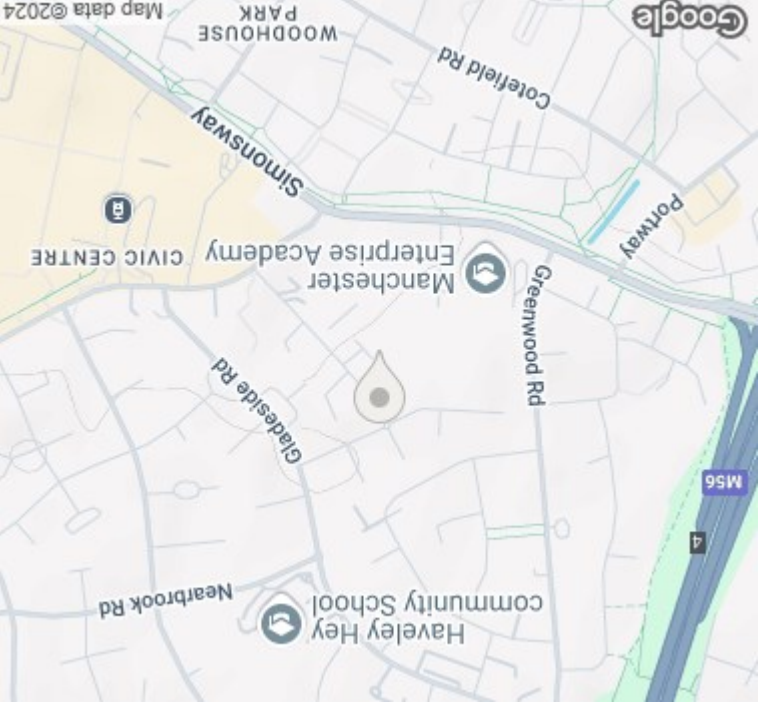
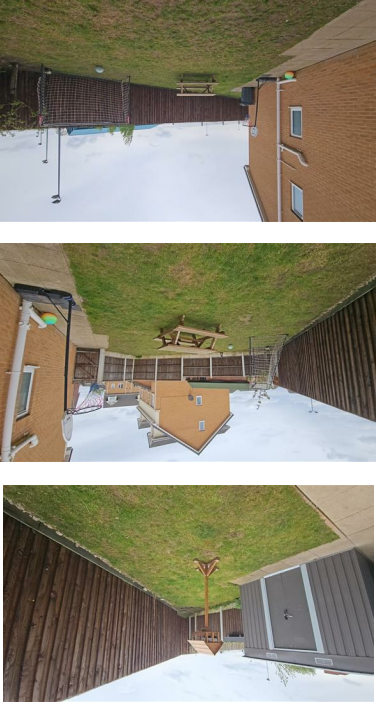
Approximate Gross Internal Area
844 sq ft - 78 sq m



Not to Scale. Produced by The Plan Portal 2024
For Illustrative Purposes Only.



To view this property call Main & Main on 0161 437 1338



Special Note - The price is correct at the time of going to print, we advise customers to enquire the price of specific properties prior to viewing. We reserve the right to amend/improve the specification at any time. Any special offer relating is offered at the asking price stated and is subject to terms and conditions.

NB - The services, appliances and heating systems have not been tested and therefore no warranty can be given or implied as to their working order. They should therefore be verified on survey by any prospective purchaser. All measurements are approximate.

Tenure - To be confirmed with a solicitor at point of sale.

Call Monitoring System - Please note that all our calls are recorded for monitoring and training purposes.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Very environmentally friendly - lower CO ₂ emissions	Very energy efficient - lower CO ₂ emissions	Very environmentally friendly - lower CO ₂ emissions
(92 plus) A	(92 plus) A	(92 plus) A	(92 plus) A
(81-91) B	(81-91) B	(81-91) B	(81-91) B
(69-80) C	(69-80) C	(69-80) C	(69-80) C
(55-68) D	(55-68) D	(55-68) D	(55-68) D
(39-54) E	(39-54) E	(39-54) E	(39-54) E
(21-38) F	(21-38) F	(21-38) F	(21-38) F
(1-20) G	(1-20) G	(1-20) G	(1-20) G
Not energy efficient - higher running costs	Not environmentally friendly - higher CO ₂ emissions	Not energy efficient - higher running costs	Not environmentally friendly - higher CO ₂ emissions
EU Directive 2002/91/EC	EU Directive 2002/91/EC	EU Directive 2002/91/EC	EU Directive 2002/91/EC
Current	Current	Current	Current
95	83		

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