



38 Royle Green Road, Northenden, Manchester, M22 4NG

Offers over £260,000



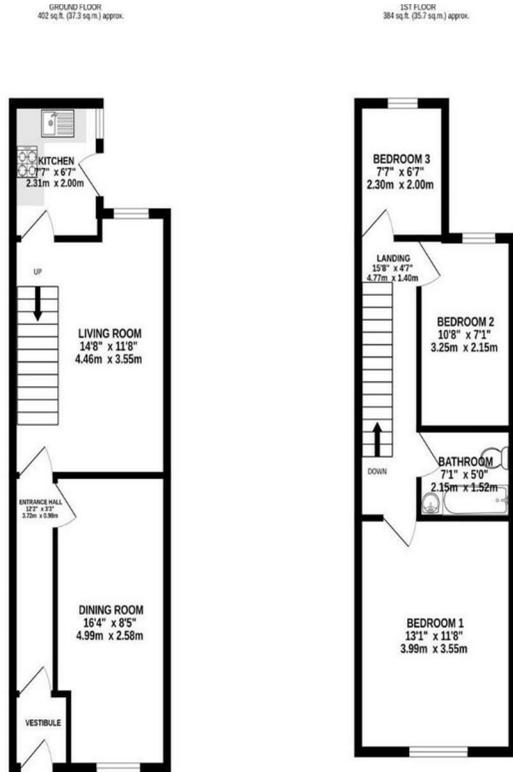
*This Generously Apportioned **THREE BEDROOMED** Mid-Terraced Property is situated in the Extremely Sought After Suburb of Northenden, on the popular Royle Green Road, boasting Excellent Transport Links to Manchester City Centre, and an Array of Convenient Amenities a short distance away.*

In brief, the accommodation comprises: Entrance Vestibule, Hallway, A Reception Room to the front with a Large Second Reception Room to the rear. A Stylish Kitchen sits at the rear, with access to a rear garden. Stairs lead from the Second Reception Room to the First Floor Landing, where there is a Spacious Principle Double Bedroom to the front, Two Further Bedrooms and a Modern Family Bathroom with low-level suite.

Externally, the property benefits from a low-walled Garden to the front, with an South-West Facing, Enclosed Lawned Garden to the rear. EPC Grade- D. Council Tax Band- B. Leasehold with 860 years remaining. Viewing Essential.

- Generous Terraced Property
- Fitted Kitchen
- Two Generous Single/ Small Double Bedrooms
- Enclosed Lawned Garden

- Two Separate Reception Rooms
- Large Double Principle Bedroom
- Modern Bathroom
- Sought After Location



TOTAL FLOOR AREA: 785 sq ft (73.1 sq m.) approx.
 Measurements are approximate. Not to scale. Illustrative purposes only.
 Made with MyHomeplan (2024)

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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