



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

*Offers over £225,000*





***\*NO CHAIN\* \*PERFECT INVESTMENT PROPERTY\****

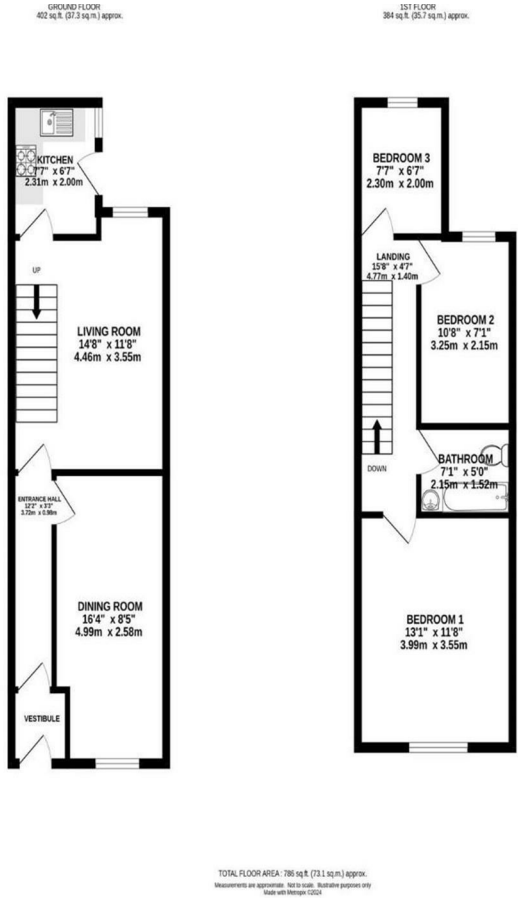
***CALLING ALL LANDLORDS AND FIRST TIME BUYERS! This Generously Apportioned THREE BEDROOMED Mid-Terraced Property is situated in the Extremely Sought After Suburb of Northenden, on the popular Royle Green Road, boasting Excellent Transport Links to Manchester City Centre, and an Array of Convenient Amenities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

***In brief, the accommodation comprises: Entrance into a Vestibule and through into a Hallway. A Lounge sits to the front with a Large Second Reception Room to the rear. A Stylish and compact Kitchen is situated to the rear, with access to the 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.***

- No Onward Chain
- Two Separate Reception Rooms
- Large Double Bedroom
- Large Family Bathroom
- Extremely Sought After Location

- Three Bedroomed Terraced
- Stylish and Compact Kitchen
- Two Further Bedrooms
- Generous Lawned Rear Garden
- Ideal Investment or for First Time Buyers



### Energy Efficiency Rating

	Current	Potential
<p>Very energy efficient - lower running costs</p> <div> <div>(92 plus) A</div> <div>(81-91) B</div> <div>(69-80) C</div> <div>(55-68) D</div> <div>(39-54) E</div> <div>(21-38) F</div> <div>(1-20) G</div> </div> <p>Not energy efficient - higher running costs</p>	<div>64</div>	<div>90</div>

England & Wales

EU Directive 2002/91/EC





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