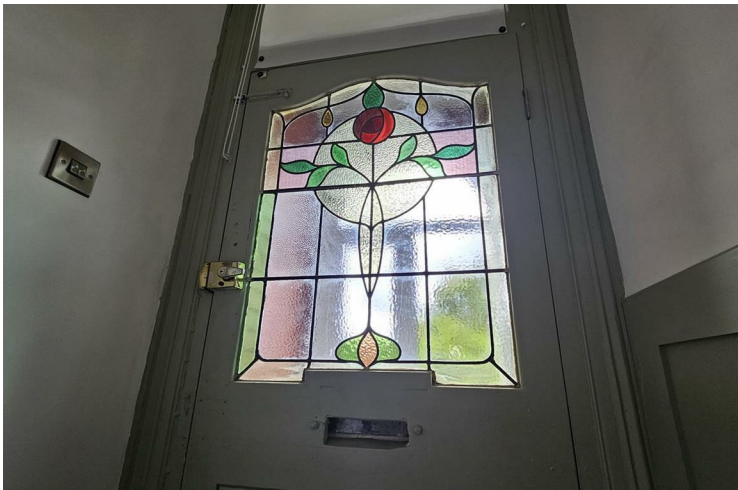




## 20 Rutland Road Manchester

**£360,000**  
**FREEHOLD**

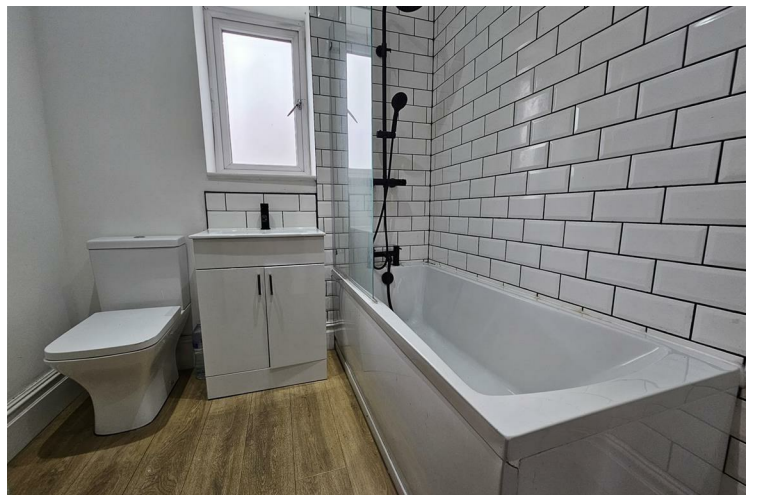
\*\*\*Period 3 Bedroom Semi Detached\*\*\* Situated in the desirable area of Worsley, Manchester, this charming three-bedroom semi-detached period property offers a perfect blend of character and potential. Well-maintained and in good condition, this home is ready for immediate occupancy while providing an excellent opportunity for those looking to put their own personal stamp on it. The property boasts a spacious driveway, offering ample parking for multiple vehicles, leading to a welcoming entrance. Once inside, you will be greeted by two large reception rooms, ideal for entertaining or relaxing with family. The property also has original period features, adding a touch of timeless elegance and character to the space. The kitchen is impressively large, providing plenty of room for culinary endeavors and dining. It also offers scope for modernization, making it a fantastic canvas for buyers looking to create their dream kitchen space. Upstairs, you will find three generously sized bedrooms, all filled with natural light and offering comfortable living spaces for growing families or guests. The bathroom is functional and ready for use, but like much of the home, could benefit from a personal touch. To the rear of the property, a garden offers a private outdoor retreat, perfect for relaxation or outdoor gatherings, with enough space for keen gardeners to truly make it their own. A standout feature of this home is its enviable position facing Parr Fold Park, providing stunning views and easy access to green spaces. This property is perfect for those seeking a peaceful yet convenient location, close to local amenities and transport links. Don't miss the opportunity to make this beautiful period property your own!

















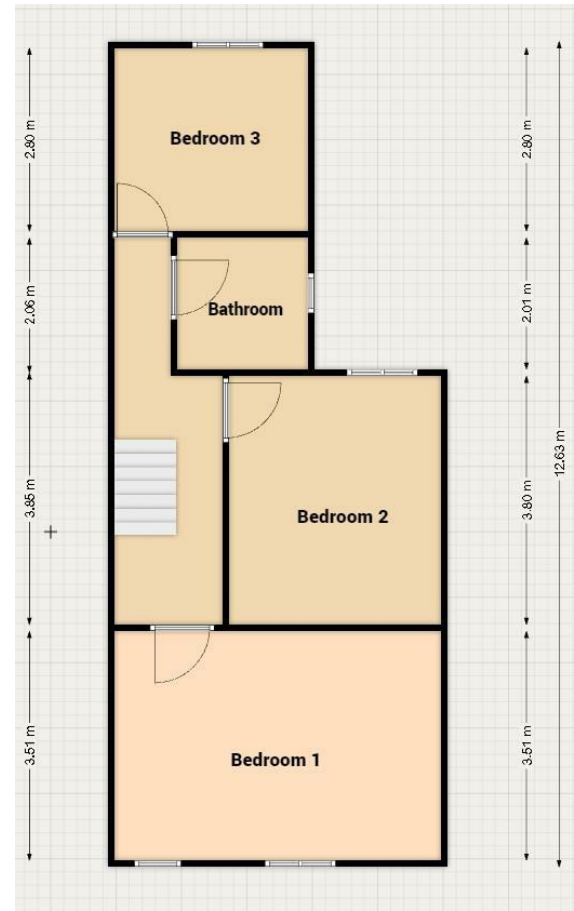
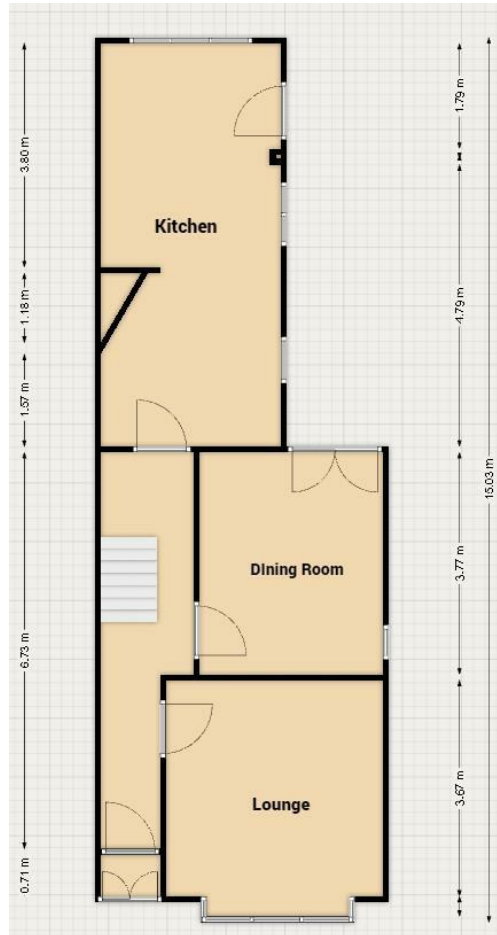


## Additional Information

**Local Authority** -  
**Council Tax** - Band D  
**Viewings** - By Appointment Only

**Floor Area** - sq ft  
**Tenure** - Freehold





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>83</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>69</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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