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3 Ryther Grove, Higher Blackley



- Characterful Two/Three Bed Victorian Mid Garden Terraced Constructed 1863
 - Immaculately Presented Throughout With Many Original Features
 - Two Large Reception Rooms / Kitchen / Large Cellar And External W.C
 - Three First Floor Bedrooms (Access from Bed 1 to Bed 2) / Three-Piece Bathroom
- Walled Front Garden Overlooking Greenery / Large Carport Providing Off Road Parking
- Enclosed Paved Garden Leading To A Separate Enclosed West Facing Lawned Garden

£285,000

Characterful two/three bed Victorian mid garden Terraced constructed 1863 with a large cellar which (subject to planning consents) offers great potential for games room or home office. Immaculately presented throughout whilst retaining many of its original features coupled with modern furnishings makes this a unique property to come to market. Briefly comprising of gas central heating, uPVC double glazed windows, spacious bay fronted lounge, inner hallway with generous storage leads to a second large reception room and kitchen. The first floor affords two double bedrooms and a very good-sized single which is accessed via bedroom 2. There is also a three-piece family bathroom. Externally to the front is a walled front garden with steps to the entrance overlooking pleasant greenery and on street parking. At the rear is a paved garden with an external W.C which in turn leads to a double car port providing off road parking accessed via a small strip of council land to the rear which the vendor has written authorisation from Manchester city council to use for access. Adjacent to the car-port is an enclosed East facing lawned garden with patio areas and soil borders. Conveniently situated for access to local shops and amenities, Metro and bus links around Greater Manchester, walking distance to Heaton Park and within easy access of the M60 motorway network.

GROUND FLOOR

VESTIBULE

Vestibule entrance with carpet flooring. Access to...

LOUNGE

5.57m x 4.75m (18'3" x 15'7")

Front aspect with large bay windows, feature coved ceiling, living flame gas fire set within surround, carpet flooring and radiator. Access to staircase rising to the first floor and inner hallway to dining room.



INNER HALL

Inner hall with generous storage, access to large cellars and dining room.

DINING ROOM

4.75m x 4.27m (15'7" x 14'0")

Rear aspect with two feature arched alcoves, wall mounted electric fire set within wooden surround, carpet flooring and radiator.



KITCHEN

3.24m x 1.94m (10'7" x 6'4")

Rear aspect with a range of wall and base units incorporating stainless steel sink, cooker point, tiled flooring, part tiled walls and spotlights. External access.

FIRST FLOOR

BEDROOM 1

3.56m x 3.34m (11'8" x 10'11")

Front aspect with a range of fitted wardrobes with matching bedside tables and dresser, T.V point, ceiling fan, carpet flooring and radiator.



BEDROOM 2

4.26m x 2.65m (13'11" x 8'8")

Front aspect with large walk in wardrobe, carpet flooring and radiator. Access to bedroom 1.



BEDROOM 3

3.56m x 3.14m (11'8" x 10'3")

Rear aspect with fitted cupboards, T.V point, carpet flooring and radiator.



BATHROOM

Spacious and modern three-piece bathroom comprising of panelled bath with shower above, vanity wash-basin, low-level W.C, fully tiled walls, tiled flooring and radiator.



OUTSIDE

Externally to the front is a walled front garden with steps to the entrance overlooking pleasant greenery and on street parking. At the rear is a paved garden with an external W.C which in turn leads to a double car port providing off road parking accessed via a small strip of council land to the rear which the vendor has written authorisation from Manchester city council to use for access. Adjacent to the car-port is an enclosed East facing lawned garden with patio areas and soil borders.

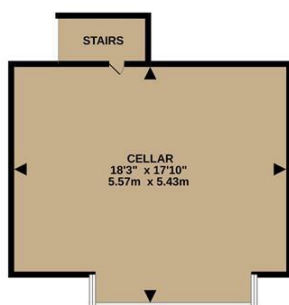


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	74

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	57

PLEASE NOTE: We have not checked the efficiency or operation of any services (Gas, Water, Electricity or Drainage) or any electrical, mechanical or heating appliances. All measurements taken via a sonic measure. Measurements should only be used as a guide and not for ordering any floor coverings or carpets. **Viewing Strictly By Appointment Only**

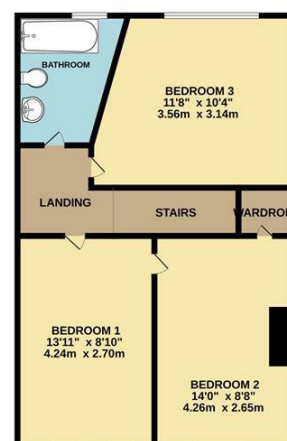
BASEMENT
293 sq.ft. (27.2 sq.m.) approx.



GROUND FLOOR
617 sq.ft. (57.3 sq.m.) approx.



1ST FLOOR
511 sq.ft. (47.5 sq.m.) approx.



TWO/THREE BED COTTAGE

TOTAL FLOOR AREA: 1421 sq.ft. (132.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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