



ASHWORTH HOLME
Sales · Lettings · Property Management



163 RYLANCE STREET, M11 3NA
£210,000



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DESCRIPTION

A BEAUTIFULLY PRESENTED TWO DOUBLE BEDROOM SEMI-DETACHED WITH GENEROUS GARDENS AND OFF ROAD PARKING SITUATED IN A SOUGHT AFTER LOCATION ON THE OUTSKIRTS OF MANCHESTER CITY CENTRE JUST A 6 MINUTE DRIVE FROM PICCADILLY TRAIN STATION.

The property benefits from off road parking, a modern dining kitchen with garden access via French doors, double glazing throughout and gas central heating.

In brief the accommodation comprises: Entrance porch, spacious living room with gas fire and a modern dining kitchen. To the first floor there are two double bedrooms and a bathroom which has been fitted with a white suite. Externally to the rear there is a generous garden which is mainly laid to lawn with an initial patio area and secure panelled fencing enclosure. To the front there are further gardens and a driveway which leads down the side of the property and provides off road parking for two vehicles.

NO ONWARD CHAIN.

KEY FEATURES

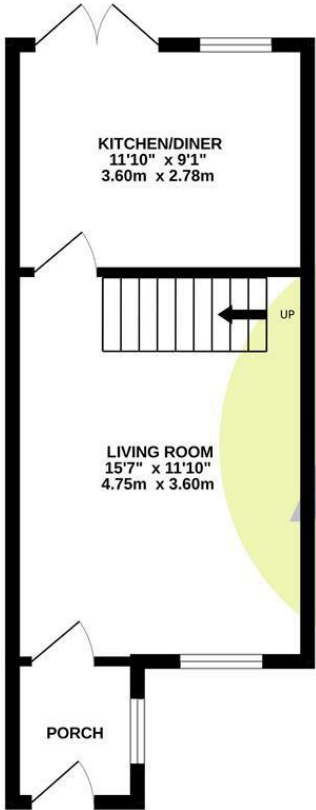
- Two double bedroom semi-detached
- Situated close to Manchester City Centre
- Central heating and double glazing
- Generous and secure rear garden
- Presented to an excellent standard
- Ample off road parking
- Perfect for a FTB or investor
- No onward chain



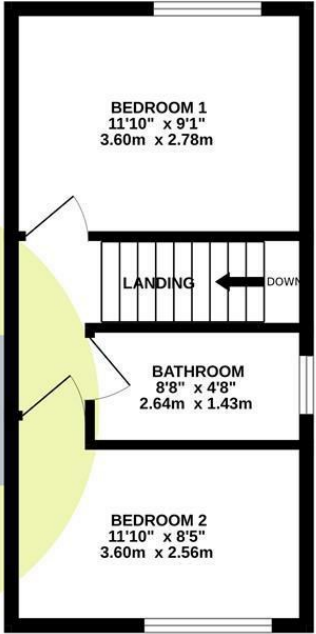




GROUND FLOOR
320 sq.ft. (29.7 sq.m.) approx.

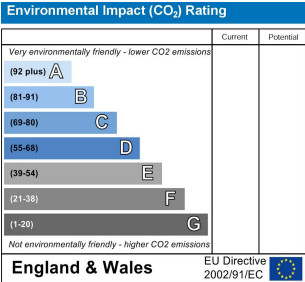
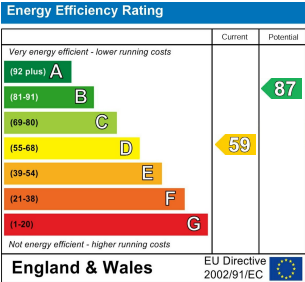


1ST FLOOR
292 sq.ft. (27.1 sq.m.) approx.



TOTAL FLOOR AREA : 612 sq.ft. (56.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans 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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ASHWORTH HOLME

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