



**13 RILEY CLOSE, M33 4WR**  
**£365,000**

3 1 2



## DESCRIPTION

AN INCREDIBLY WELL PRESENTED THREE-BEDROOM SEMI-DETACHED TUCKED AWAY ON A GENEROUS CORNER PLOT WITH DETACHED GARAGE & AMPLE OFF-ROAD PARKING!

Tucked away at the end of a quiet and popular cul-de-sac, this superb three-bedroom semi-detached home sits on a substantially larger than average corner garden plot, allowing for ample off-road parking and a detached garage with power and lighting.

The property is immaculately presented throughout and offers a modern, flowing layout that's ideal for family living. A spacious open plan lounge and dining room leads into a stylish rear extension, open to the kitchen and flooded with natural light via skylight windows and French doors opening onto the rear garden.

To the ground floor, the accommodation comprises an entrance porch, hallway, lounge, dining room, kitchen and a bright sun room with skylight windows and direct garden access. Upstairs, there are three well-proportioned bedrooms and a contemporary family bathroom. Externally, the private rear garden is enclosed and low-maintenance with artificial grass, while to the front, a generous L-shaped driveway provides extensive parking and access to the garage.

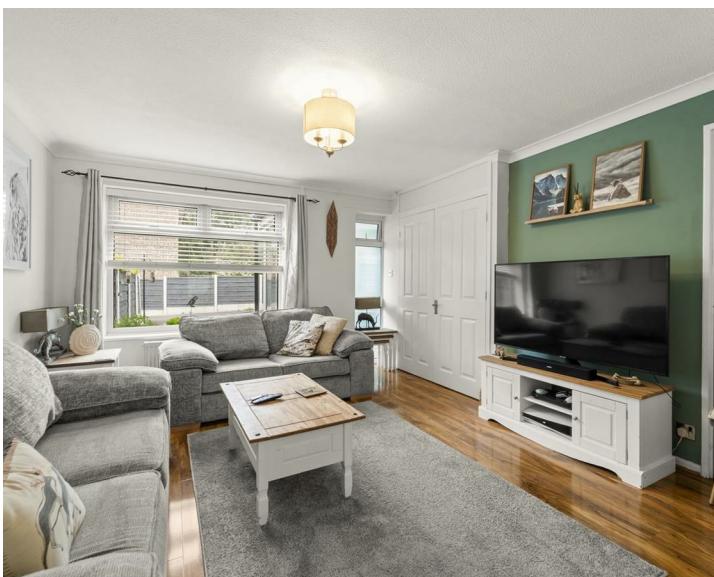
Additional benefits include gas central heating, double glazing throughout, and freehold tenure.

A fantastic home in a quiet, convenient setting—early viewing is highly recommended!

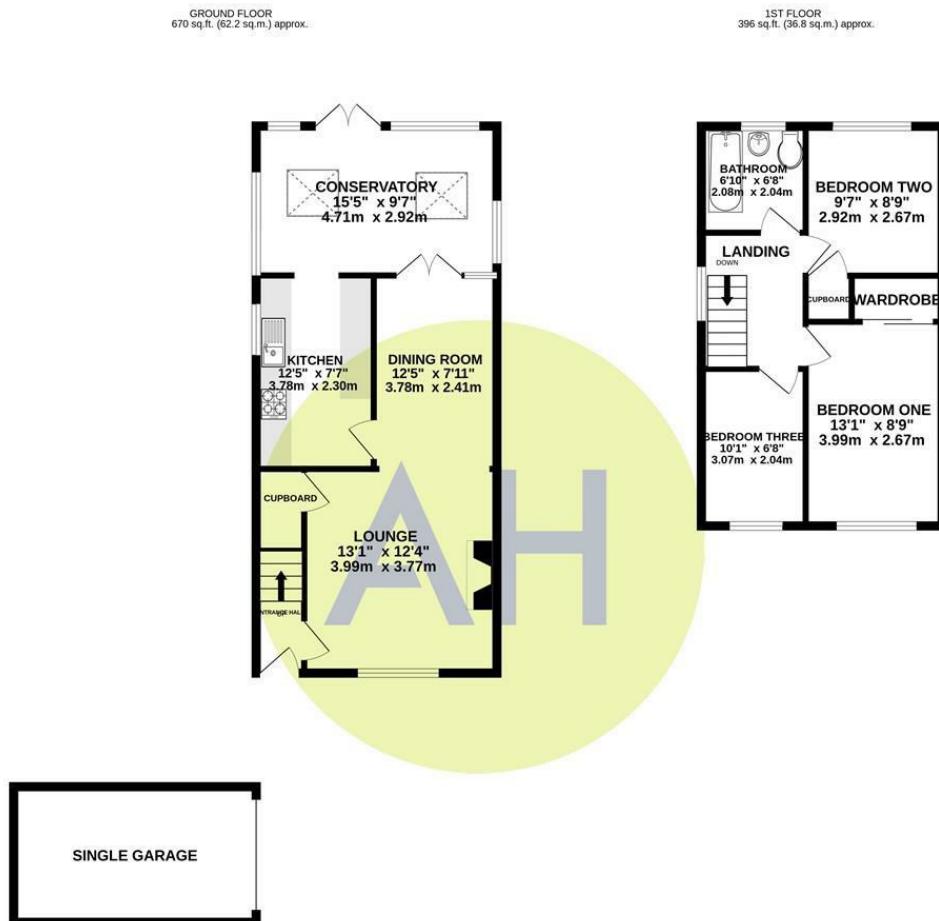
## KEY FEATURES

- **Beautifully presented throughout**
- **Ample off-road parking**
- **Rear conservatory/extension**
- **Modern kitchen & bathroom**
- **Detached garage with power and lighting**
- **Sought after & quiet cul-de-sac**
- **Open plan lounge/dining area**
- **Freehold, GCH & double glazing**





# FLOOR PLANS



TOTAL FLOOR AREA : 1066 sq.ft. (99.0 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 sales purposes only and should be used as such by any prospective purchaser. The service systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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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	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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Disclaimer: These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. All dimensions given are approximate. No warranty will be given for any appliances included in the sale.

