



26 Enriqueta Rylands Close

Stretford, Manchester, M32 0GX

TUCKED AWAY APARTMENT IN CUL-DE-SAC WITH GATED PARKING Park Lane Estate Agents are proud to offer For Sale this beautifully presented TWO DOUBLE BEDROOM and TWO BATHROOM apartment on Enriqueta Rylands Close. This development was built in 2021 and is ideal for first-time buyers, investors or professionals seeking easy access across Manchester via easily accessible transport links. The property is perfectly positioned for access to a wealth of amenities, including shops, restaurants, bars, leisure facilities, schools and the nearby Metrolink means access to the city centre can be achieved in under 15 minutes! The apartment is warmed by gas central heating, is uPVC double-glazed throughout and boasts a strong energy efficiency rating! The internal accommodation comprises entrance hallway, kitchen/lounge with a Juliette balcony, family bathroom, storage cupboard, master bedroom with a Juliette balcony, en-suite bathroom and second bedroom. Externally, the development boasts communal garden space, children's play area and garden, rooftop garden space and an allocated car parking space in the secure gated car park. The secure car park also offers disabled bays and visitor car parking. This property must be viewed to be appreciated. Contact us now to arrange your viewing!

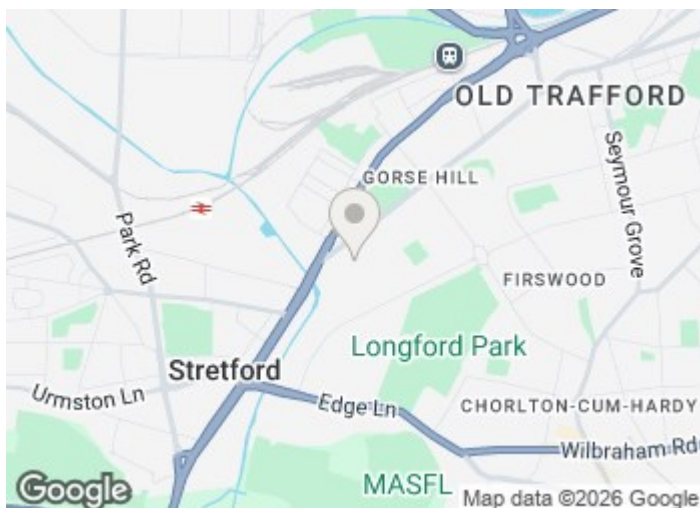
Offers In The Region Of £250,000

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- SECURE GATED CAR PARK WITH VISITOR & DISABLED SPACES
- SECURE AND GATED COMMUNAL TODDLER & CHILD PLAY PARK
- FIRST FLOOR APARTMENT ACCESSED VIA LIFT AND STAIRS
- POSITIONED ON A TUCKED AWAY CUL-DE-SAC
- GAS CENTRAL HEATING & UPVC DOUBLE GLAZED THROUGHOUT
- MODERN KITCHEN BOASTS FITTED APPLIANCES INCLUDING DISHWASHER
- TWO DOUBLE BEDROOMS & TWO BATHROOMS
- JULIETTE BALCONY IN LOUNGE AND MASTER BEDROOM

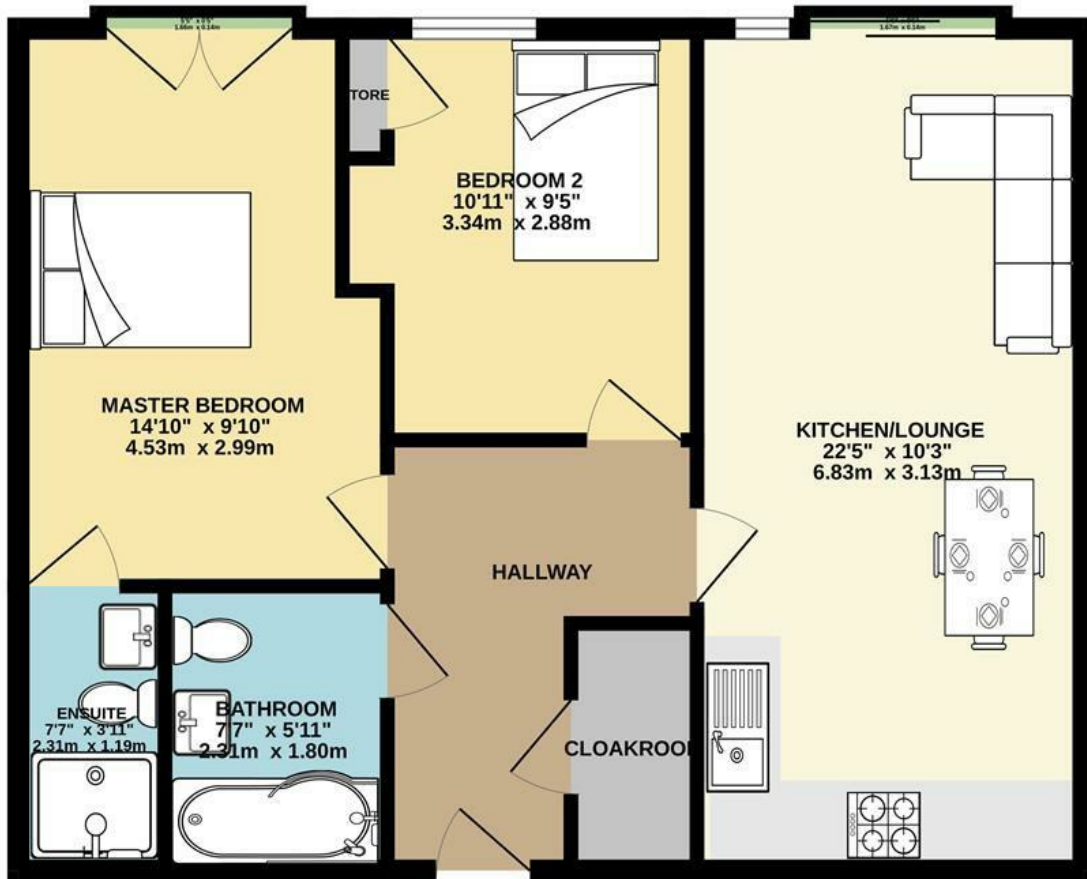


[Directions](#)



Floor Plan

FIRST FLOOR APARTMENT 635 sq.ft. (59.0 sq.m.) approx.



TWO BEDROOM APARTMENT

TOTAL FLOOR AREA : 635 sq.ft. (59.0 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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