



69 Fairywell Court Riverstone Drive, Manchester, M23 9QW

****NO CHAIN****

Nestled in the vibrant area of Riverstone Drive, Manchester, this two-bedroom maisonette presents a unique opportunity for those looking to create their dream home. Spanning an area of 538 square feet, the property offers a blank canvas, ideal for renovation enthusiasts eager to put their personal touch on a space.

The maisonette is situated in a lively neighbourhood, providing easy access to local amenities, parks, and transport links, making it a convenient choice for both families and professionals alike. The two bedrooms offer ample space for relaxation and rest, while the layout allows for creative reimagining of the living areas.

£140,000

Viewing arrangements

Viewing strictly by appointment through the agent

95-97 School Road, Sale, Cheshire, M33 7XA 0161 962 2828

Lounge

16'3" x 8'1"

The lounge is a bright space featuring a large window that floods the room with natural light. It is adorned with patterned wallpaper and has a simple ceiling light fitting.

Kitchen

12'9" x 8'1"

The kitchen features a window above the sink providing good natural light and views outside, while plenty of work surfaces and storage cupboards support meal preparation and organisation.

Bedroom 1

11'9" x 10'5"

Bedroom 1 is a generous double room with a large window allowing plenty of daylight to brighten the space. One wall is decorated with bold purple patterned wallpaper, adding character, while the rest of the room is finished in a neutral tone.

Bedroom 2

10'5" x 8'11"

Bedroom 2 is a smaller double with a bright and airy feel, thanks to a window overlooking the front. It has a plain, light décor that offers a blank canvas for personal touches. The room connects conveniently to the hallway and is well suited for a guest room or office.

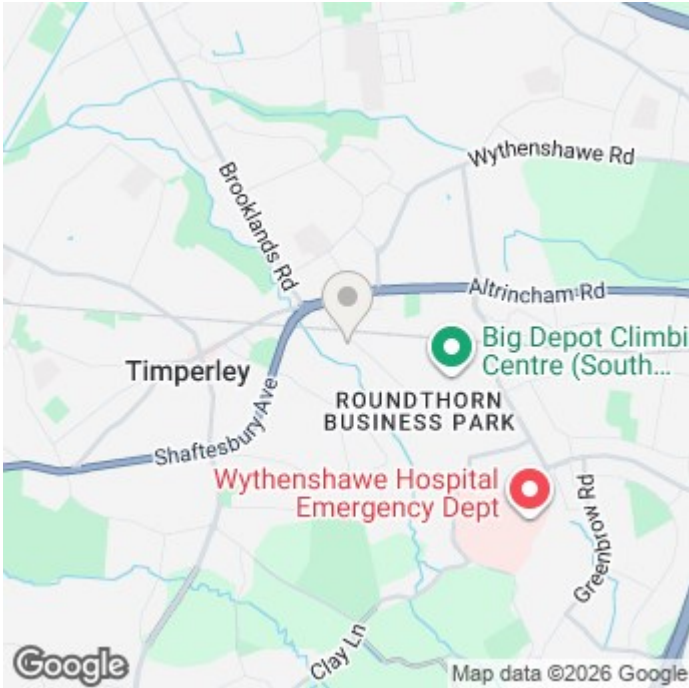
Bathroom

6'4" x 5'11"

The bathroom has a straightforward design comprising a bath with an overhead shower, a pedestal sink, and a WC. A heated towel rail adds to the functionality of this practical space.

Hall

The hallway serves as the central point, providing access to all rooms. It features neutral walls and a staircase leading to the upper floor. A simple handrail and practical flooring complete this functional space.

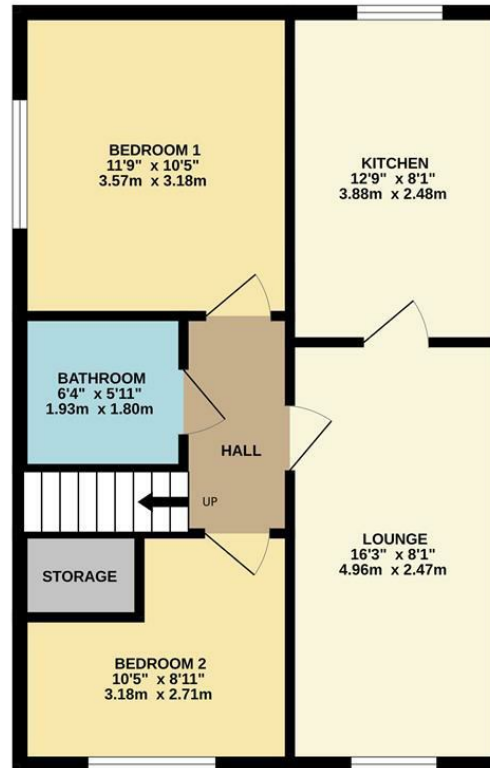


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	71	72
England & Wales	EU Directive 2002/91/EC	

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	



GROUND FLOOR
538 sq.ft. (50.0 sq.m.) approx.



TOTAL FLOOR AREA : 538 sq.ft. (50.0 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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