



9 Rydal Close Manchester

**£230,000
LEASEHOLD**

This chain-free two-bedroom semi-detached bungalow is a fantastic blank canvas, ideal for anyone looking to create their perfect home. Upon entering, you're greeted by a wide and welcoming hallway leading to two generously sized double bedrooms. The spacious living room offers plenty of potential for comfortable family living. The property also features a good-sized kitchen that flows directly into a bright conservatory, overlooking the rear garden. The bathroom is of a practical size and layout, offering plenty of scope for modernisation to suit your taste. Externally, the bungalow boasts a long driveway suitable for multiple vehicles, along with a neat, well-kept front garden. To the rear, a large, well-maintained garden offers excellent space for outdoor living, entertaining, or further landscaping. Ideally situated in a quiet Denton cul-de-sac, the property is within easy reach of excellent local amenities. Transport links are good with regular bus services such as the 201 and 202 provide direct connections to Manchester city centre, as well as routes heading toward Hyde, Stockport and Ashton-under-Lyne. Local stops are only minutes away from the property. Contact Jacob Knight to arrange your viewing!











Additional Information

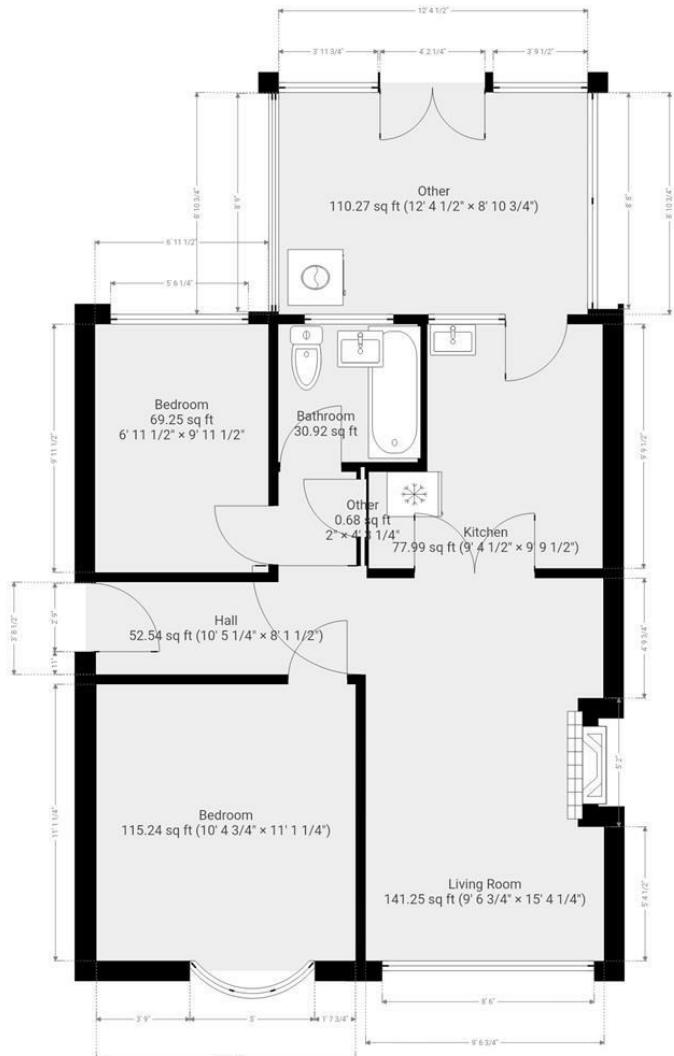
Local Authority -

Council Tax - Band C

Viewings - By Appointment Only

Floor Area - sq ft

Tenure - Leasehold



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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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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