



**155 RYLANCE STREET, M11 3NA**  
**£225,000**



## DESCRIPTION

A BEAUTIFULLY PRESENTED AND RECENTLY RENOVATED TWO DOUBLE BEDROOM SEMI-DETACHED HOME, ENJOYING GENEROUS GARDENS AND OFF ROAD PARKING, POSITIONED IN A SOUGHT AFTER LOCATION ON THE OUTSKIRTS OF MANCHESTER CITY CENTRE JUST A SHORT DRIVE FROM PICCADILLY TRAIN STATION.

This superb home has been significantly improved by the current owners and is presented in immaculate condition throughout, ready to be enjoyed by the next owners without the need for any further work. Recent upgrades include a stylish modern kitchen and a contemporary shower room, creating a property ideally suited to first-time buyers and young professionals alike.

Further benefits include triple glazing throughout, gas central heating courtesy of a modern and recently serviced boiler, generous gardens and off road parking.

In brief the accommodation comprises: entrance porch, a spacious living room and a modern dining kitchen with access onto the rear garden. To the first floor there are two excellent double bedrooms and a beautifully appointed contemporary shower room.

Externally, to the rear there is a generous garden mainly laid to lawn with an initial patio seating area and a useful storage shed. To the front there are further gardens together with a driveway providing off road parking which extends down the side of the property.

NO ONWARD CHAIN.

## KEY FEATURES

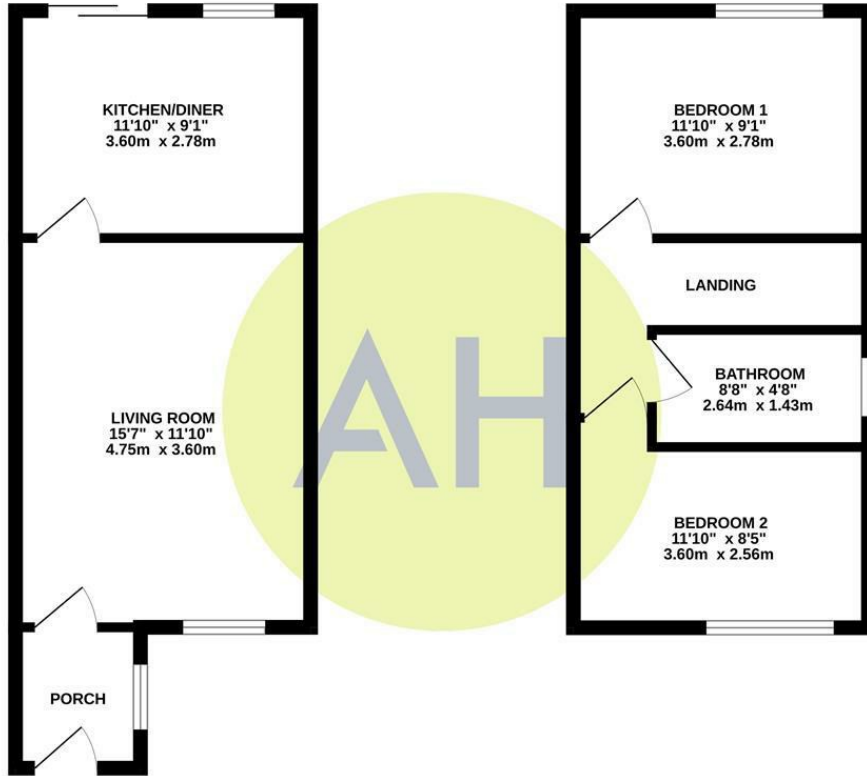
- Recently renovated to an excellent standard
- Newly fitted dining kitchen
- Situated just minutes from Piccadilly station
- Excellent rear garden with patio area
- PLANNING TO EXTEND GRANTED
- Two generous double bedrooms
- Triple glazing & gas central heating
- Newly fitted shower room
- Driveway providing off road parking
- 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.  
Made with Metropix v2023

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(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	



## ASHWORTH HOLME

16-18 CROSS STREET, SALE, CHESHIRE M33 7AE  
 T 0161 973 6680 E INFO@ASHWORTHHOLME.CO.UK  
 WWW.ASHWORTHHOLME.CO.UK

