

17 Enriqueta Rylands Close, Stretford, Trafford, M32 0NW



JP&Brimelow
ESTATE AGENTS



4 4 2 B

VIDEO TOUR AVAILABLE A spacious and immaculately presented FOUR DOUBLE BEDROOM, modern detached- property positioned in a highly popular residential area, on Enriqueta Rylands Close, off Renton Road in Stretford.

The location is a standout feature, ideally situated to offer convenient access to a wide variety of local amenities, including shops, bars, restaurants, and leisure facilities. In addition, excellent nearby transport links and the Metrolink provide quick and easy connections to Manchester City Centre in under 15 minutes. Along with Salford Quays, the Trafford Centre and local schools.

In brief, this thoughtfully planned accommodation comprises an entrance hall, a front-facing family room, and an impressive open-plan living space, including a lounge/dining room that opens into a fully fitted kitchen, with access to the rear enclosed lawned garden via bi-folding doors. The ground floor is further complemented by a practical utility room and a downstairs W.C.

To the first floor, a landing leads to two large double bedrooms, the master featuring a two-piece ensuite shower room and access onto a private balcony. A modern three-piece bathroom suite completes this floor.

Stairs lead to the second floor, where there are a further two spacious double bedrooms and a Jack and Jill-style ensuite shower room.

Stand out features include an enclosed, low-maintenance rear garden with a artificial laid lawn area, a large balcony off the master bedroom and a driveway providing off-road parking for multiple vehicles which also benefits from an EV charge point. Viewing is essential to appreciate the size and location of this stunning property.

£525,000





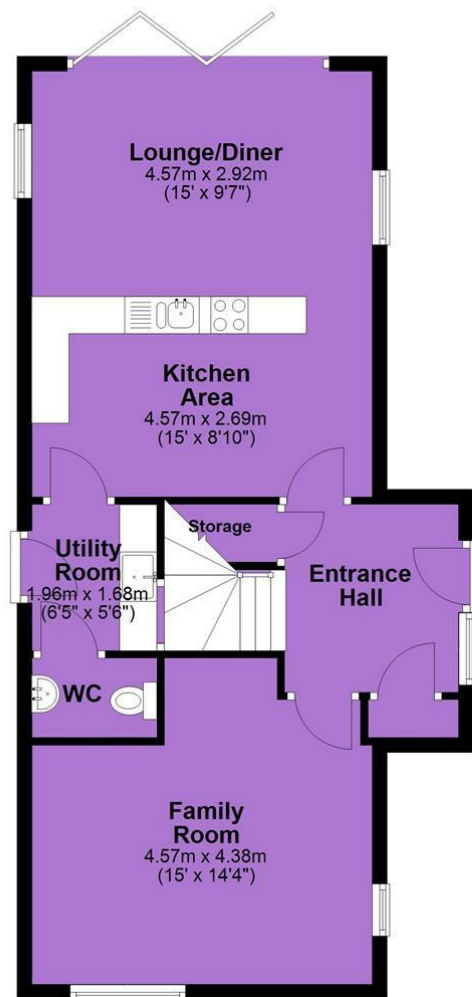
EPC Chart

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		92
(81-91)	B	83	
(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	

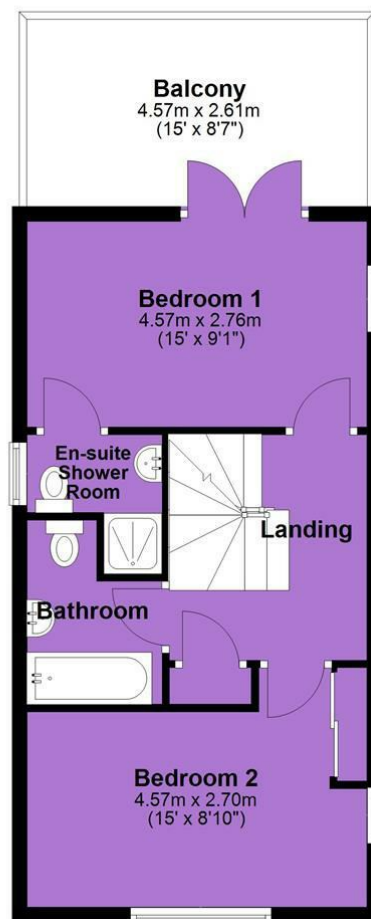


Tenure: Freehold Council Tax Band: E

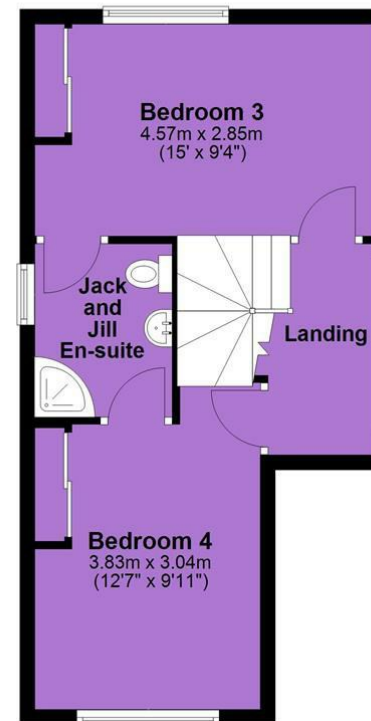
Ground Floor



First Floor



Second Floor



JP & Brimelow Estate Agents Ltd
430 Barlow Moor Road, Manchester, M21 8AD
Tel: 0161 8822233
E: sales@jpbrimelow.co.uk www.jpandbrimelow.co.uk



JP & Brimelow
ESTATE AGENTS

NOTICE: JP & Brimelow Estate Agents Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that:

- (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;
- (ii) all descriptions, dimensions, references to the condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
- (iii) no person in the employment of JP & Brimelow Estate Agents Ltd has any authority to make or give any representation or warranty whatever in relation to this property.

jpandbrimelowestateagents

@jpandbrimelow

