242 Ryebank Road, Chorlton, Manchester, M21 9LU





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VIDEO TOUR AVAILABLE A rare opportunity to acquire this unique and generously proportioned Edwardian semi-detached home, boasting FIVE DOUBLE BEDROOMS, an abundance of character and an enviable location in the heart of Chorlton. Beautifully arranged over three floors and offering over 1,789 sq. ft. of versatile accommodation.

Perfectly positioned to enjoy the best of Chorlton, the property is within walking distance of the amenities along Manchester Road, together with the vibrant cafés, bars and restaurants of Beech Road. Excellent transport links are nearby, with both Stretford and Chorlton Metrolink stations and the wider motorway network all within easy reach. The property also falls within the catchment areas of several highly regarded primary and secondary schools.

The accommodation briefly comprises a welcoming entrance hall, a spacious front-facing lounge, a separate utility room, a useful boot room with access to the rear garden, and a convenient downstairs WC. To the rear, an impressive open-plan kitchen and dining area forms the heart of the home, offering an excellent space, with bi-fold doors opening directly onto the rear garden to create a wonderful connection between indoor and outdoor living.

To the first floor, the landing leads to three generously sized double bedrooms and a contemporary three-piece wet room.

The second floor provides two further well-proportioned double bedrooms, complemented by a stylish four-piece family bathroom, completing the accommodation.

Further benefits include gas central heating and underfloor heating in the kitchen, boot room, downstairs WC, first-floor wet room and second-floor bathroom. Decorative stained-glass features to the front bay windows and entrance door, high ceilings, solar panels and a shared driveway providing off-road parking. To the rear, there is an enclosed garden enjoying attractive views overlooking Longford Park Athletic Facility. OFFERED WITH NO ONWARD CHAIN.

£750,000







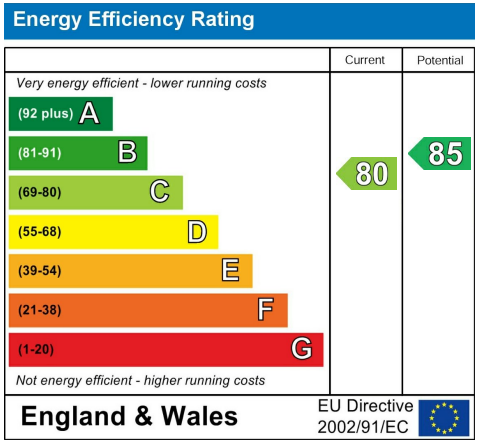








EPC Chart





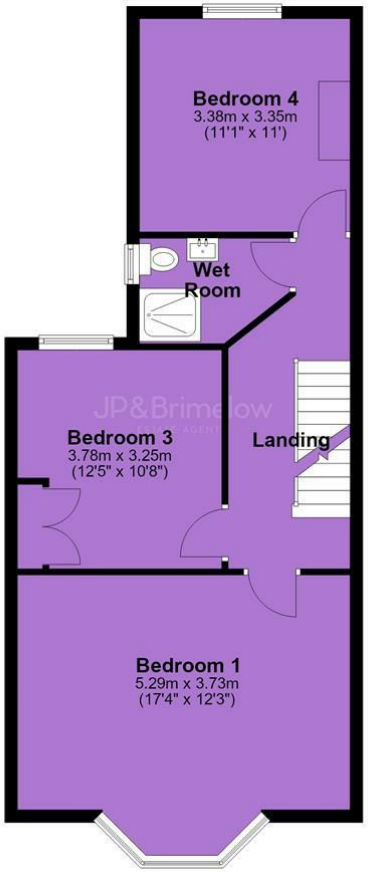


Tenure: **Freehold** Council Tax Band: **D**

Ground Floor



First Floor



Second Floor



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