



*Jordan fishwick*

**NORTHENDEN**  
Royle Green Road



# Royle Green Road, Northenden, M22 4NS

Guide Price £525,000



## The Property

An impressive, FOUR DOUBLE BEDROOM, THREE BATHROOM semi detached family home, with a stylish open-plan kitchen/living/dining room extending over 31ft, situated in an ideal location close to NORTHENDEN VILLAGE & St. Wilfrid's C of E Primary School, with transport links to Manchester Airport and Manchester City Centre nearby. 1847 SQ FT The living space benefits from gas central heating, double glazed windows and air conditioning throughout, in outline comprising: Enclosed porch, entrance hallway with study and bay fronted living room off, modern downstairs WC, full width open plan living area to rear, a fantastic kitchen with integrated appliances and large island for dining, utility room and sitting area with French doors to rear garden. To the first floor is a large landing area with in-built storage, three double bedrooms, one with en-suite shower room off, and family bathroom with four piece suite, whilst to the second floor is the master bedroom with en-suite shower room and ample storage in the eaves. Externally, there is a block paved driveway, with side gated access to the rear garden, which is fully, enclosed and low maintenance, with artificial grass, a paved seating area and mature hedges. NO CHAIN.

## Directions

M22 4NS



Map data ©2026 Google

- Significantly extended over three floors
- Four double bedrooms
- Three bathrooms
- Stylish open plan kitchen
- Three further receptions
- Utility & downstairs WC
- GCH, dbl glazing & air conditioning
- Driveway to the front
- Easy to maintain rear garden
- No onward chain

**Postcode** - M22 4NS

**EPC Rating** - C

**Floor Area** - 1847.00 sq ft

**Local Authority** - Manchester City Council

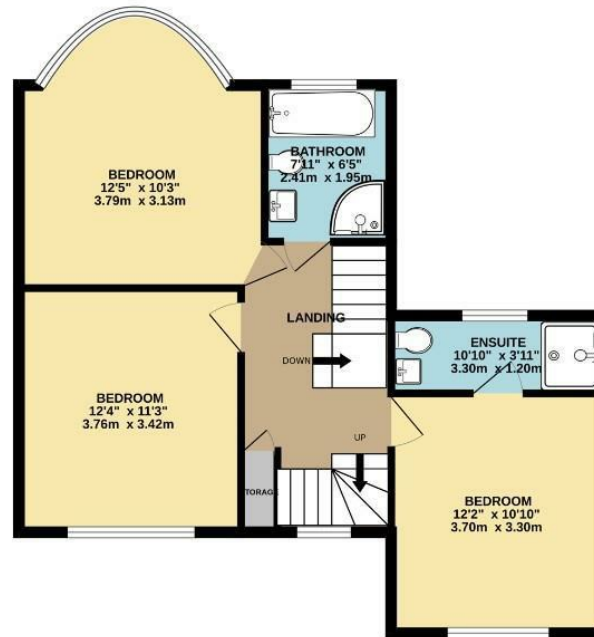
**Council Tax** - C



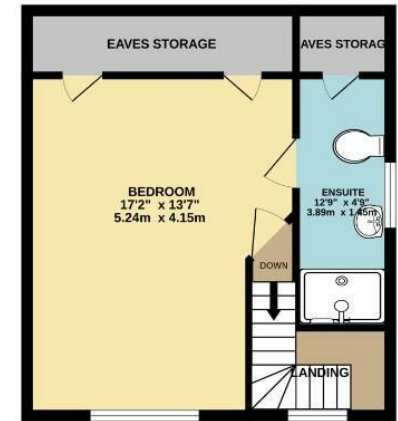
GROUND FLOOR  
847 sq.ft. (78.7 sq.m.) approx.



1ST FLOOR  
624 sq.ft. (57.9 sq.m.) approx.



2ND FLOOR  
377 sq.ft. (35.0 sq.m.) approx.



TOTAL FLOOR AREA : 1847 sq.ft. (171.6 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only  
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