

jordan fishwick

NORTHENDEN
Royle Green Road

Royle Green Road, Northenden, M22 4NS

Guide Price £400,000









The Property

Located just a short walk from Northenden Village Centre this impressive three double bedroom semi detached family home has been altered to create a fantastic and appealing open plan family kitchen and dining area with bi fold doors opening to the stunning rear garden. The ground floor comprises of an entrance porch at the front of the house, a large and welcoming entrance hallway with parquet flooring throughout the majority of the ground floor, bay fronted living room with stained glass windows and fitted plantation shutters and a log burner, then to the rear of the house is the open plan kitchen with solid wooden worktops and dining area with an additional downstairs WC/utility room. The first floor includes three generous double bedrooms with the master benefiting from the bay window with stain glass and plantation shutters and having a feature fireplace, as well as there being a family bathroom with period style white suite. The current owners have also had a new roof installed in the last couple of years as well as having the loft space boarded out. Externally there is a private driveway to the front for multiple vehicles, a detached garage to the side of the house and to the rear is a good sized lawned garden with mature boundaries and a patioed seating area.

Directions

M22 4NS



- Semi detached family house
- Three bedrooms
- Bay fronted living room
- Open plan kitchen and dining room
- Newly installed roof
- Mature lawned rear garden
- Off street parking for multiple vehicles
- Detached garage
- Boarded loft space
- Downstairs WC & utility room

Postcode - M22 4NS

EPC Rating - D

Floor Area - 1264.00 sq ft

Local Authority - Manchester City Council

Council Tax - C

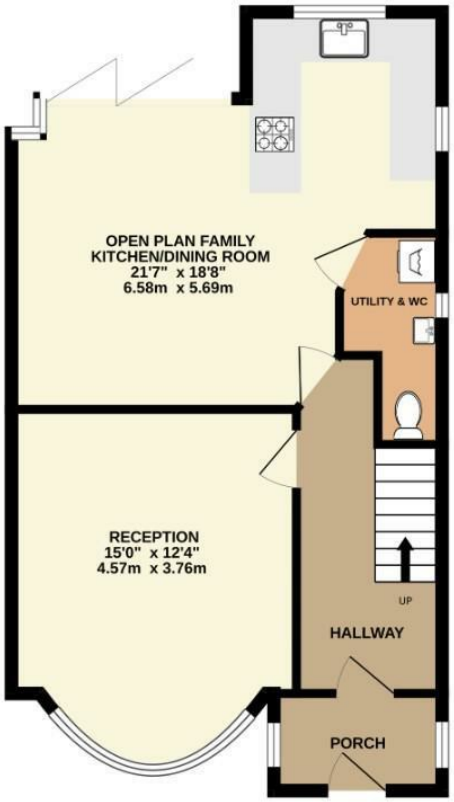




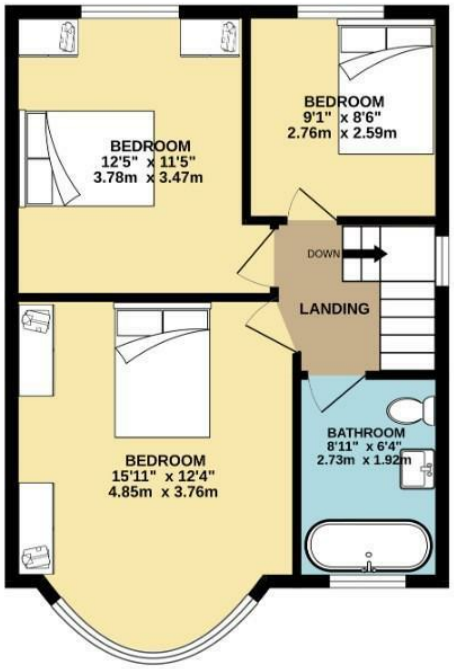




GROUND FLOOR
587 sq.ft. (54.5 sq.m.) approx.



FIRST FLOOR
484 sq.ft. (45.0 sq.m.) approx.



DETACHED GARAGE
193 sq.ft. (17.9 sq.m.) approx.



TOTAL FLOOR AREA : 1264 sq.ft. (117.4 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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