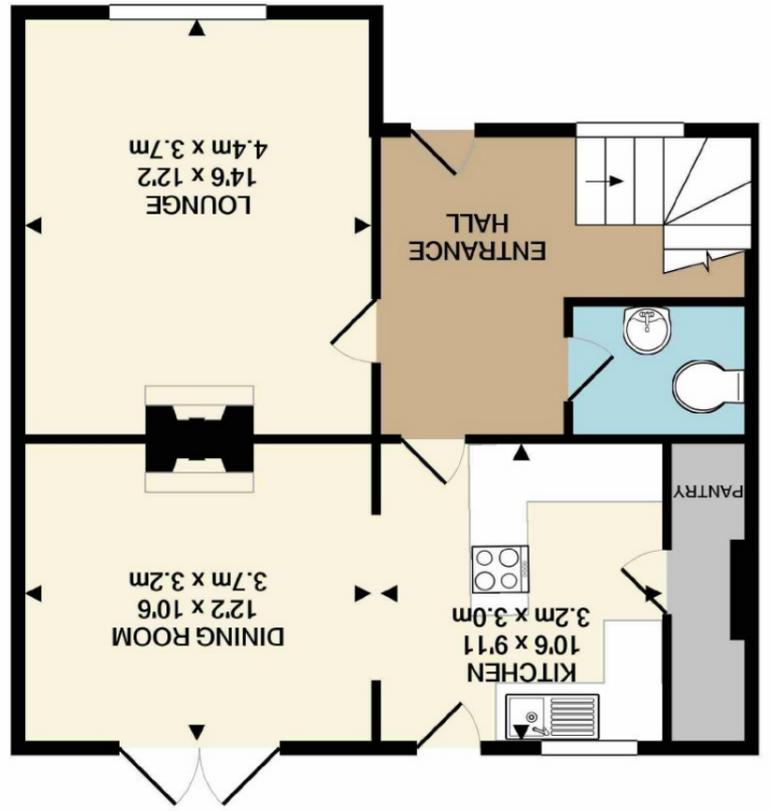
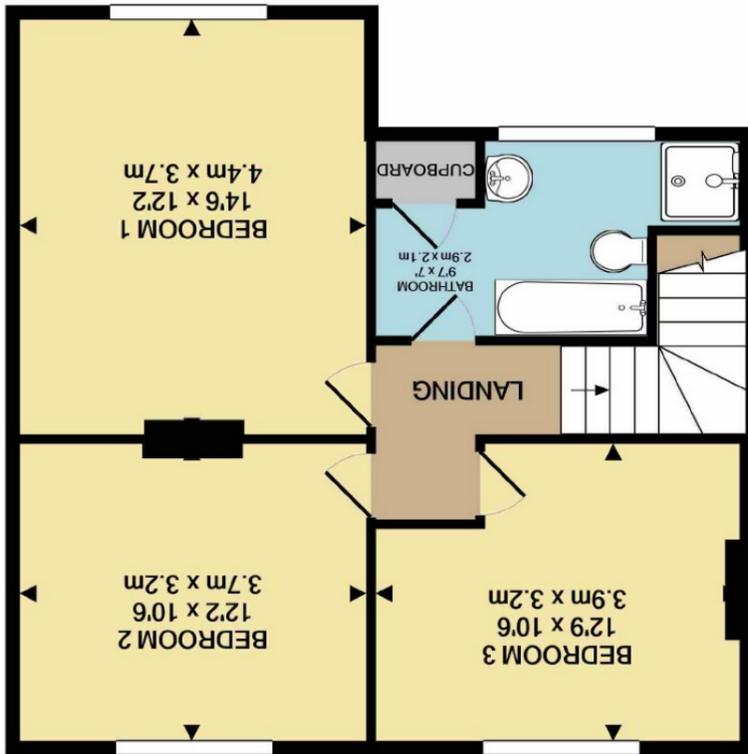


These particulars are believed to be accurate but they are not guaranteed and do not form a contract. Neither Jordan Fishwick nor the vendor or lessor accept any responsibility in respect of these particulars, which are not intended to be statements or representations of fact and any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Any floorplans on this brochure are for illustrative purposes only and are not necessarily to scale.

GROUND FLOOR  
APPROX. FLOOR  
AREA 570 SQ. FT.  
(52.9 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 564 SQ. FT.  
(52.4 SQ.M.)  
TOTAL APPROX. FLOOR AREA 1133 SQ. FT. (105.3 SQ.M.)  
Measurements are approximate. Not to scale. Illustrative purposes only.  
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**Royle Green Road, Northenden  
M22 4LZ**

**Offers in excess of £275,000**



### The Property

A delightful and deceptively spacious traditional three DOUBLE bedroom, period semi detached property located on a corner plot with gardens to three sides and a convenient location which is within easy reach of Northenden Village, The River Mersey and Waterside Park. (1133 sq ft) The living space is tastefully presented throughout and in outline comprises:- Covered porch, entrance hall with tiled flooring, downstairs WC, lounge with stripped wood flooring, separate dining room with French doors leading to the rear garden and open through to the kitchen with useful pantry off, three double bedrooms and generous bathroom. Gas central heating, double glazing and off road parking complete the impressive specification.

### Directions

Postcode M22 4LZ

- An attractive three bedroom semi detached property.
- Lounge & open plan dining room/ kitchen
- Corner plot with off road parking
- Large bathroom with 4 piece suite
- Downstairs wc
- Gas central heating & Double glazing

**Postcode** - M22 4LZ

**EPC Rating** - D

**Floor Area** - 1133 sq ft

**Local Authority** - Manchester City Council

**Council Tax** - Band B

