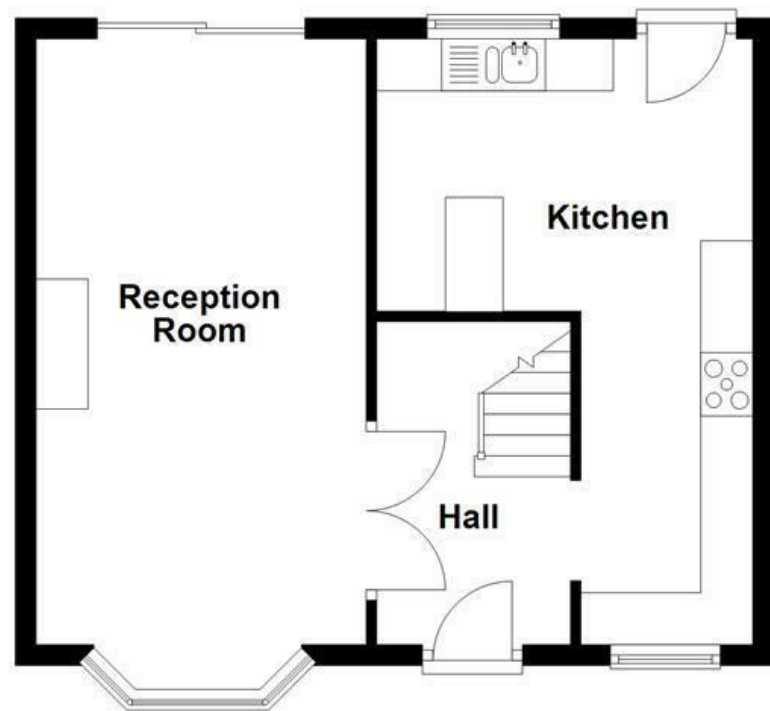
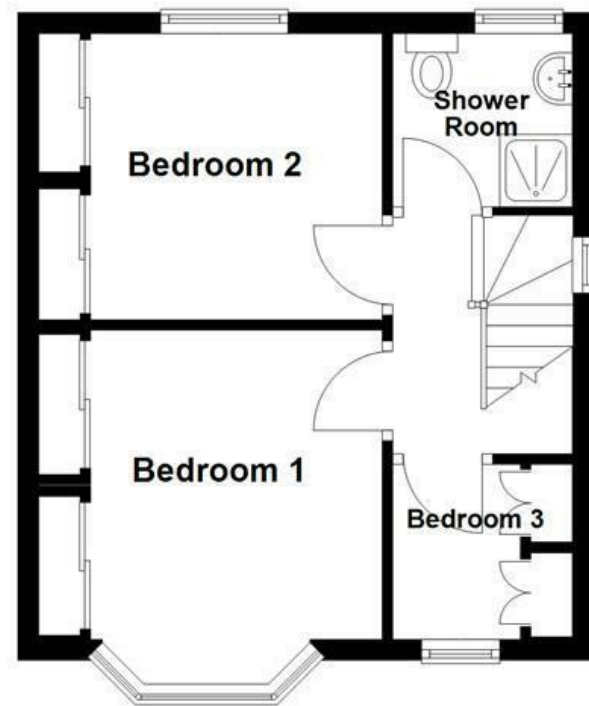


Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	69	75
England & Wales	EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

## Risley Avenue, Manchester, M9 8EE

### Offers Over £240,000

A FANTASTIC THREE BEDROOM SEMI DETACHED PROPERTY

Located in the tranquil cul-de-sac of Risley Avenue, Manchester, this charming semi-detached house presents an excellent opportunity for families and first-time buyers alike. Boasting three well-proportioned bedrooms, this property is designed for modern living while offering a warm and inviting atmosphere.

Upon entering, you will find a spacious and contemporary lounge, enhanced by sliding doors that seamlessly connect the indoor space to a lovely private garden. This outdoor area is perfect for enjoying sunny afternoons or hosting gatherings with friends and family. The extended kitchen is both functional and stylish, providing ample space for culinary adventures and family meals.

The property features two generous double bedrooms, ensuring comfort and privacy for all occupants. Additionally, a well-appointed shower room caters to the needs of the household. With off-road parking available on the driveway, convenience is at your fingertips.

This home is ready to move into, allowing you to settle in without delay. Its location in a quiet cul-de-sac adds to the appeal, making it an ideal retreat from the hustle and bustle of city life. Whether you are looking to establish roots in a family-friendly neighbourhood or seeking your first home, this property on Risley Avenue is a must-see. Don't miss the chance to make this delightful house your new home.

# Risley Avenue, Manchester, M9 8EE

## Offers Over £240,000

 3  1  1  C

- Exceptional Semi Detached Property
  - Spacious Fitted Kitchen
  - Off Road Parking
  - EPC Rating C
- Three Bedrooms
  - Perfect First Home
  - Tenure Freehold
- Three Piece Shower Room
  - Private Garden to Rear
  - Council Tax Band B

**Ground Floor**

Paving, stone chippings, steps to front entrance door and block paved driveway.

**Entrance Hall**  
9'5 x 6'2 (2.87m x 1.88m )  
UPVC double glazed frosted front door, central heating radiator, coving, smoke detector, meter cupboard, open to kitchen and double doors to reception room.

**Kitchen**  
19'2 x 11'1 (5.84m x 3.38m)  
Two UPVC double glazed part frosted windows, central heating radiator, smoke detector, range of wall and base units with granite work surfaces, tiled splashback, stainless steel double sink and drainer with mixer tap, integrated oven with five ring gas hob and extractor hood, space for fridge freezer, plumbing for washing machine, spotlights, tiled effect lino flooring and UPVC single glazed frosted door to rear.

**Reception Room**  
19'2 x 10'5 (5.84m x 3.18m )  
UPVC double glazed part leaded bay window, upright central heating radiator, coving, gas wall mounted fire, two feature wall lights, spotlights, wood effect laminate flooring and UPVC double glazed sliding door to rear.

### First Floor

**Landing**  
7'2 x 5'7 (2.18m x 1.70m )  
UPVC double glazed frosted window, smoke detector, doors leading to three bedrooms and shower room.

**Bedroom One**  
11'9 x 11'3 (3.58m x 3.43m)  
UPVC double glazed part frosted bay window, central heating radiator and fitted wardrobes.

**Bedroom Two**  
11'3 x 9'1 (3.43m x 2.77m)  
UPVC double glazed part frosted window, central heating radiator and fitted wardrobes.

**Bedroom Three**  
5'8 x 5'7 (1.73m x 1.70m )  
UPVC double glazed part frosted window, central heating radiator and fitted storage.

**Shower Room**  
5'7 x 5'6 (1.70m x 1.68m )  
UPVC double glazed frosted window, central heated towel rail, central heating radiator, dual flush WC, direct feed rainfall shower enclosed with rinse head, wall mounted glass wash basin with mixer tap, PVC panelling to ceiling, spotlights, tiled elevations and tiled flooring.

### External

**Rear**  
Enclosed garden with laid to lawn, mature shrubbery, bedding, paving and shed.

### Front



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