BEST ESTATE AGENT GUIDE AWARDS 2025 TOP 500 SALES
AWARDED FOR MARKETING I SERVICE I RESULTS

11 Ruddpark Road
Wythenshawe M22 0FH
Asking Price £275,000

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11 Ruddpark Road

Wythenshawe M22 0FH Asking Price £275,000

A Beautifully renovated, Freehold, Two Double Bedroom End Terrace complete with large loft room.

Situated in an excellent location off Simonsway, this lovely home which is owned by a builder, has been totally renovated to include new Bathroom, Kitchen, a re-wire and re-tiling of the roof. In addition, the loft space has been converted to provide additional living and is ideal for either a home office or playroom. Outside there is parking for two vehicles behind an electric sliding gate and enclosed gardens to the rear. Our client can provide a full schedule of works completed to any serious purchaser.

The property lies close to the Civic Centre, schooling, public transport (to include the Metro). Heald Green Village and Station is just over a miles away. Both the M56/M60 Motorways are within a few miles along with Manchester Airport.

An Excellent opportunity not to be missed!

- Gas Central Heating
- PVCU Double Glazing
- Re-Roofed
- New Kitchen/Bathroom
- Two Double Bedrooms
- Large Loft Room with Fixed Stairs (Enclosed)
- Secure Gated Car Parking
- Freehold

Tenure: Freehold
Council Tax: Manchester A

Covered Porch

Entrance Hall
9'6 x 7'2
undrer stair storage

Lounge
13'8" x 10'9"
Electric fire with surround

"L" Shaped Kitchen/ Dining Area
18'5 x 4'1 to 8'6 x 5'4
Modern kitchen with Fitted units and work surfaces, Gas hob, fitted oven, microwave, washing machine, fridge/freezer, integrated dishwasher, wall mounted combi boiler, wall tiling

Landing

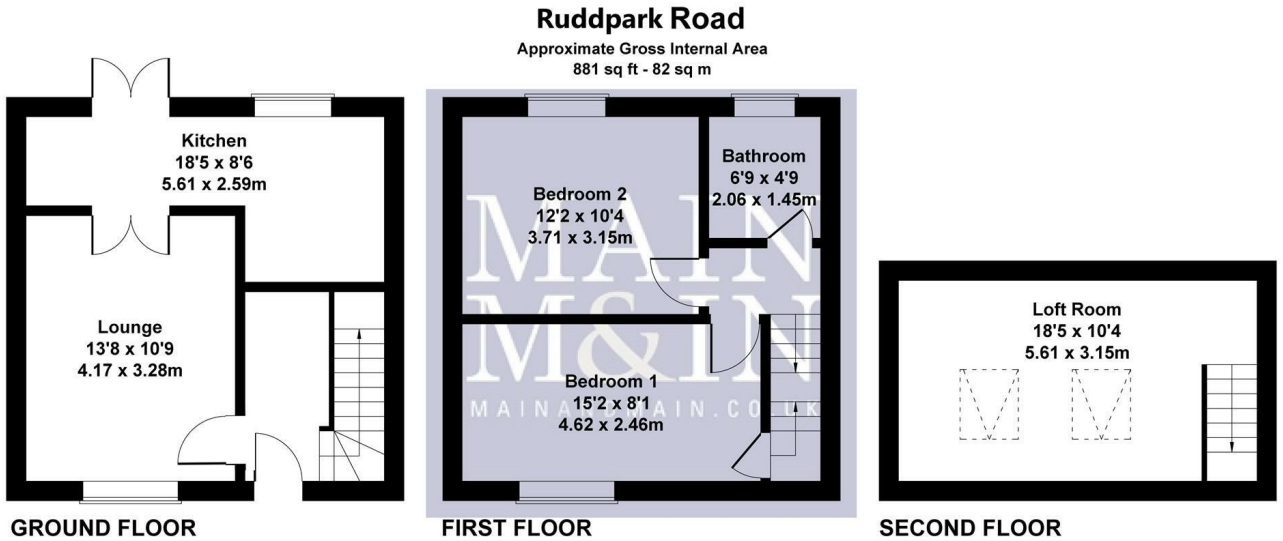
Bathroom/ WC
6'9 x 4'9
Modern Three piece suite with Bath with shower over, sink unit, WC heated towel rail, tiled walls

Bedroom One
15'2 x 8'1
Fitted wardrobes,

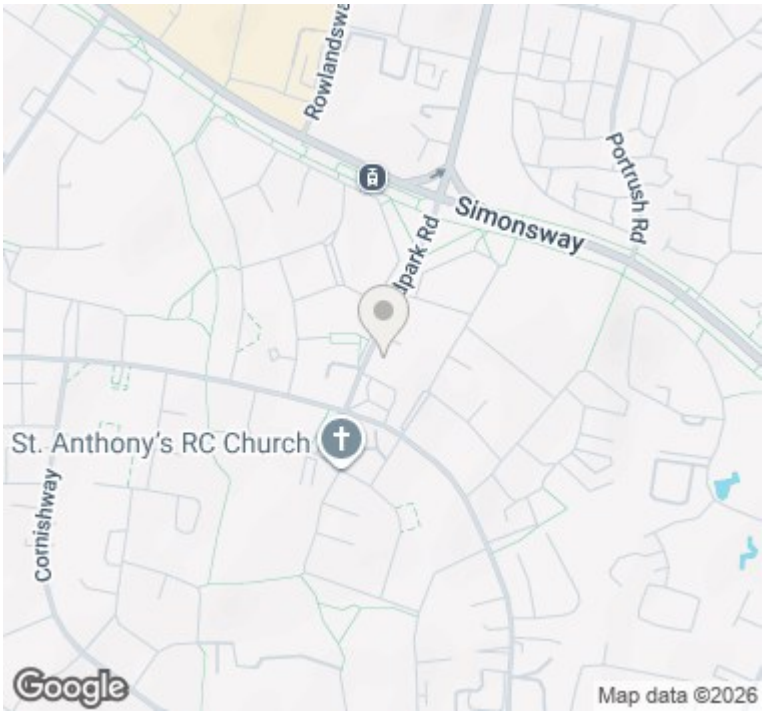
Bedroom Two
12'2 (max) x 10'4
Built in cupboard

Loft Room
18'5 (max) x 10'4 (max)
Two Velux windows, enclosed staircase

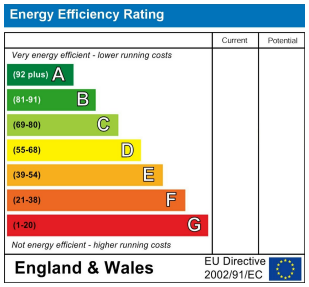
External
Electric Gated driveway providing off road parking for two cars, fencing and Three specimen olive trees.
To the rear enclosed garden with covered seating area.

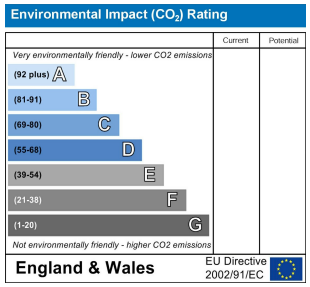


To view this property call Main & Main on 0161 437 1338



Special Note - The price is correct at the time of going to print, we advise customers to enquire the price of specific properties prior to viewing. We reserve the right to amend/improve the specification at any time. Any special offer relating is offered at the asking price stated and is subject to terms and conditions.
NB - The services, appliances and heating systems have not been tested and therefore no warranty can be given or implied as to their working order. They should therefore be verified on survey by any prospective purchaser. All measurements are approximate.
Tenure - To be confirmed with a solicitor at point of sale.
Call Monitoring System - Please note that all our calls are recorded for monitoring and training purposes.





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