

3 Hollyway, Northenden, Manchester, M22 4WS



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ESTATE AGENTS

Offers In The Region Of £320,000




VIDEO TOUR AVAILABLE This stylishly-presented THREE BEDROOM semi-detached property is ideally situated in the popular residential area of Northenden, off Royle Green Road. It is within close proximity to a wide range of local amenities along Palatine Road, as well as Northenden Riverside Park and the surrounding River Mersey walking routes. This well-proportioned accommodation comprises a welcoming entrance hallway, a bright and spacious lounge to the front aspect, opening into the dining room to the rear with patio doors providing access to the enclosed garden, and a fully fitted modern kitchen completing the ground floor. Upstairs, the landing leads to three well-sized bedrooms and a contemporary three-piece family bathroom. The property further benefits from gas central heating, a front garden with driveway providing off-road parking, as well as a spacious private wraparound garden to the rear and side of the property. Conveniently located within easy reach of reputable local schools and offering excellent transport links to Manchester city center, Manchester Airport, and surrounding areas, this property is well suited to families, first-time buyers, or investors alike.





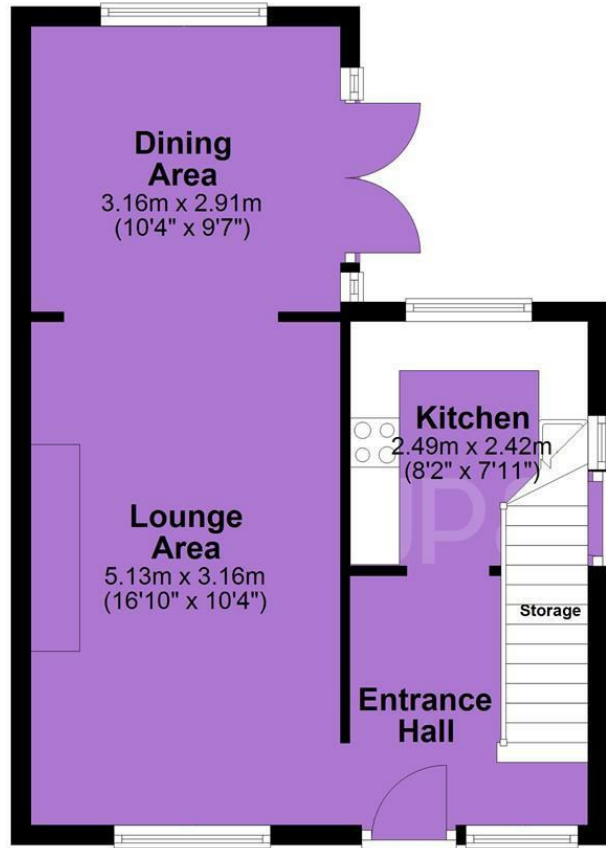
EPC Chart

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			83
(69-80) C		68	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC 	

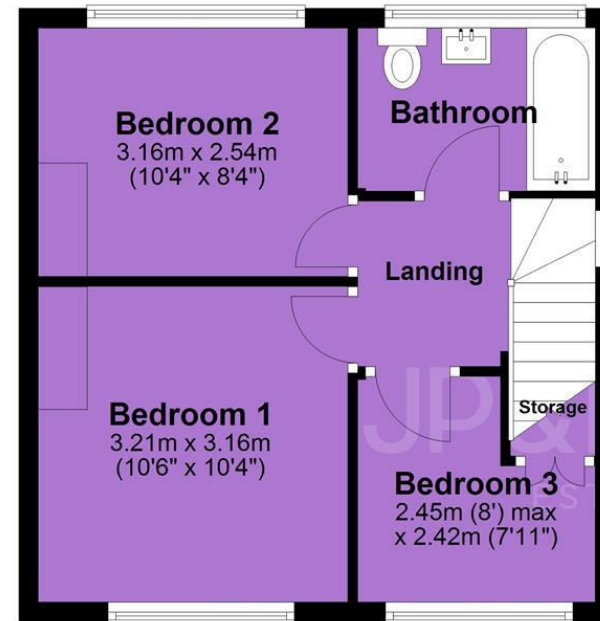


Tenure: **Freehold** Council Tax Band: **B**

Ground Floor



First Floor



JP & Brimelow Estate Agents Ltd
430 Barlow Moor Road, Manchester, M21 8AD
Tel: 0161 8822233
E: sales@jpbrimelow.co.uk www.jpandbrimelow.co.uk



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