

65 Royle Green Road, Northenden, Manchester, M22 4LZ



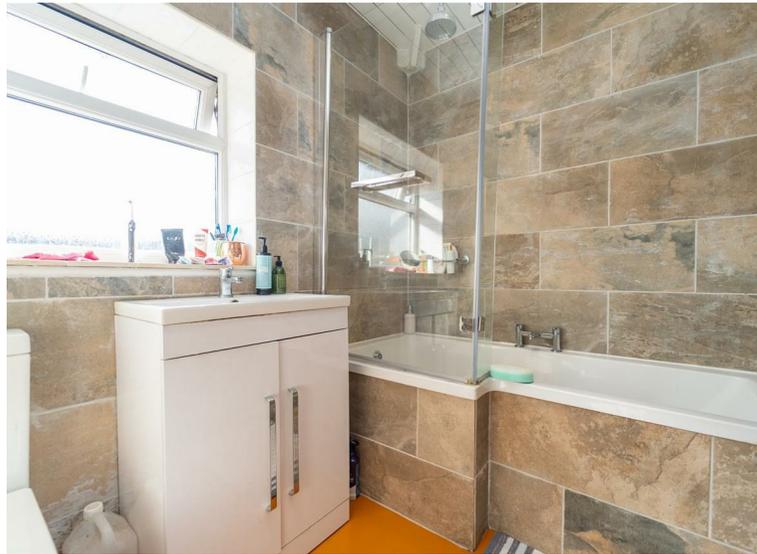
JP & Brimelow
ESTATE AGENTS

Offers In The Region Of £300,000

 3  1  2  D

****VIDEO TOUR AVAILABLE**** A light and spacious THREE BEDROOM, semi-detached property. Situated in a central residential location off Palatine Road in Northenden. Close by to independent shops, bars, restaurants and Northenden community School. In brief, the accommodation consists of; an entrance hall, a lounge with access into the rear lawned garden, a dining room area through to the fitted kitchen, completing the ground floor. To the first floor there is a landing leading to three double bedrooms and a three-piece family bathroom. The property benefits from gas fired central heating, a driveway providing off-road parking and a rear enclosed lawned garden. The River Mersey trail is nearby with fantastic walks to either Sale or Didsbury being a 20 minute walk and direct bus links to the city centre on your doorstep.





EPC Chart

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		84
(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**



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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