

17 Enriqueta Rylands Close, Stretford, Trafford, M32 0NW



**JP&Brimelow**  
ESTATE AGENTS



 4  4  2  B

**\*\*\*VIDEO TOUR AVAILABLE\*\*\*** A spacious and immaculately presented **FOUR DOUBLE BEDROOM**, modern detached- property positioned in a highly popular residential area, on Enriqueta Rylands Close, off Renton Road in Stretford.

The location is a standout feature, ideally situated to offer convenient access to a wide variety of local amenities, including shops, bars, restaurants, and leisure facilities. In addition, excellent nearby transport links and the Metrolink provide quick and easy connections to Manchester City Centre in under 15 minutes. Along with Salford Quays, the Trafford Centre and local schools.

In brief, this thoughtfully planned accommodation comprises an entrance hall, a front-facing family room, and an impressive open-plan living space, including a lounge/dining room that opens into a fully fitted kitchen, with access to the rear enclosed lawned garden via bi-folding doors. The ground floor is further complemented by a practical utility room and a downstairs W.C.

To the first floor, a landing leads to two large double bedrooms, the master featuring a two-piece ensuite shower room and access onto a private balcony. A modern three-piece bathroom suite completes this floor.

Stairs lead to the second floor, where there are a further two spacious double bedrooms and a Jack and Jill-style ensuite shower room.


Stand out features include an enclosed, low-maintenance rear garden with an artificial laid lawn area, a large balcony off the master bedroom and a driveway providing off-road parking for multiple vehicles which also benefits from an EV charge point. Viewing is essential to appreciate the size and location of this stunning property.

£525,000





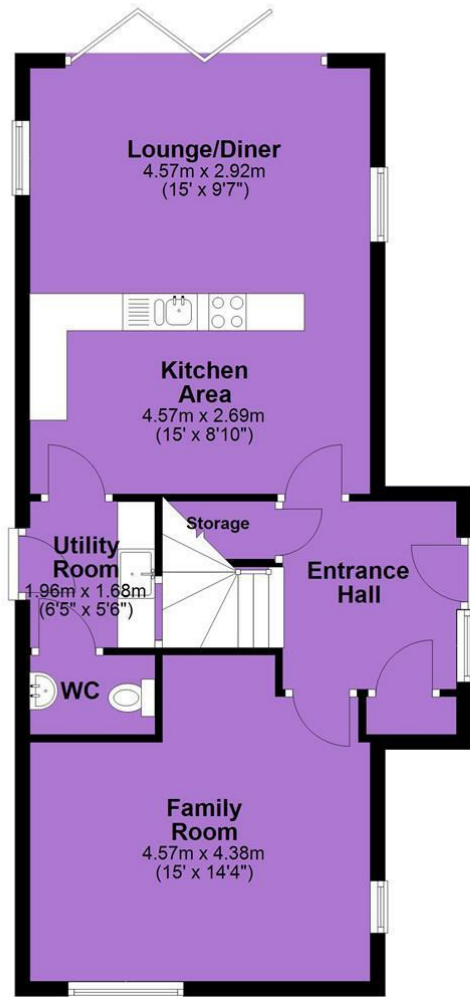
## EPC Chart

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

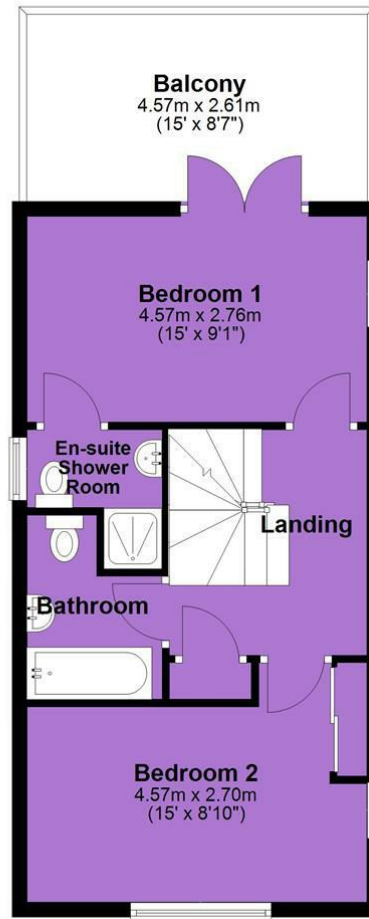


Tenure: Freehold Council Tax Band: E

### Ground Floor



### First Floor



### Second Floor



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