



*jordan fishwick*

3 Royston Avenue, Whalley Range, M16 8AL

Guide Price £370,000



## 3 Royston Avenue, Whalley Range, Manchester, M16 8AL

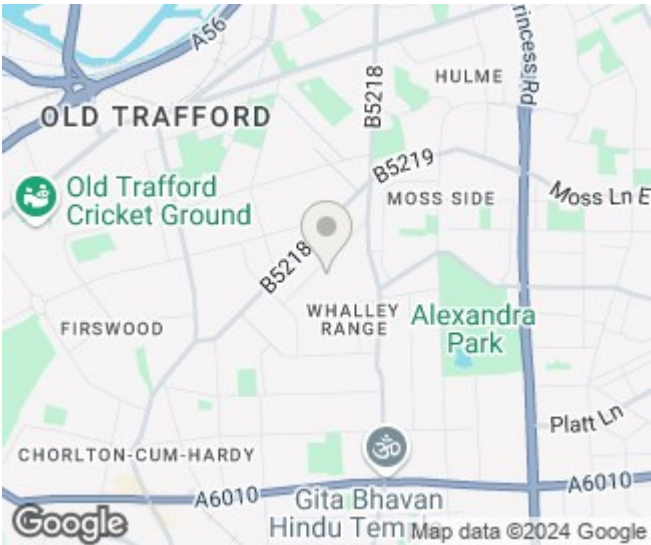
Guide Price £370,000





### The Property

\*\*\*NO CHAIN\*\*\* Located on a quiet residential CUL-DE-SAC is this well presented, larger than average THREE DOUBLE BEDROOM SEMI DETACHED 1930S PROPERTY benefitting from both a DRIVEWAY AND DETACHED GARAGE providing off road parking. This deceptively spacious property will prove an ideal family home and provides SIGNIFICANT SCOPE TO EXTEND (STPP) and is within walking distance to multiple local schools, parks and transport links including the Metro. The accommodation briefly comprises: covered porch, entrance hallway, 16ft lounge with large bay window, dining room, morning room, kitchen, shower room. To the first floor are three excellently proportioned double bedrooms and shower room, fitted with a modern three piece suite. Double glazing and gas central heating throughout. Externally, to the front is a walled garden and driveway, extending to the side of the property leading to the detached garage. To the rear, a fenced and enclosed garden has large patio area, lawn and large well stocked beds. An internal viewing is most highly recommended. Sold with no onward chain. Council Tax Band C. EPC D.

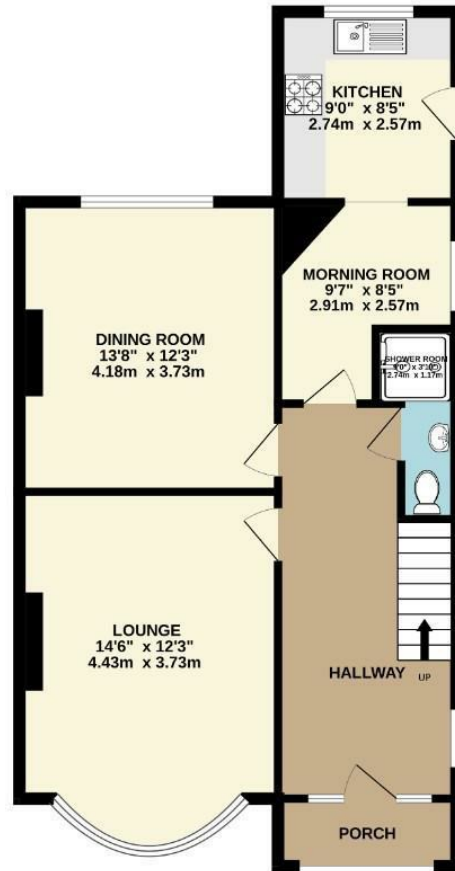
- NO CHAIN
- Semi detached 1930s property
- Three well proportioned double bedrooms and two shower rooms
- Three reception rooms
- Quiet residential CUL-DE-SAC
- Significant scope to extend (STPP)
- Driveway and detached garage providing off road parking
- Gardens to both the front and rear



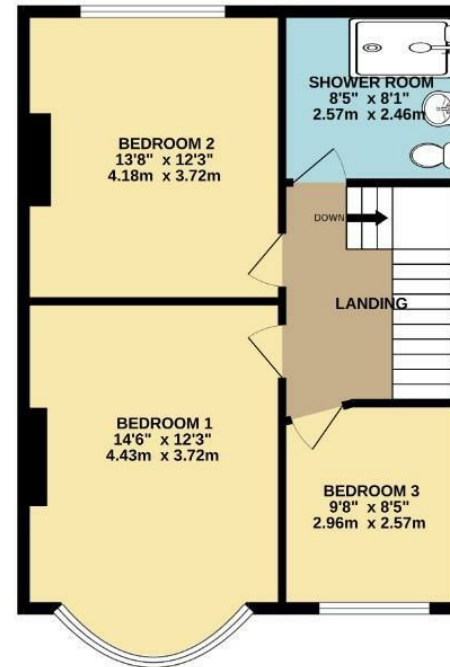
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		73
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 



GROUND FLOOR  
689 sq.ft. (64.0 sq.m.) approx.



1ST FLOOR  
590 sq.ft. (54.9 sq.m.) approx.



TOTAL FLOOR AREA : 1280 sq.ft. (118.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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