



Ryder Brow Road

Manchester



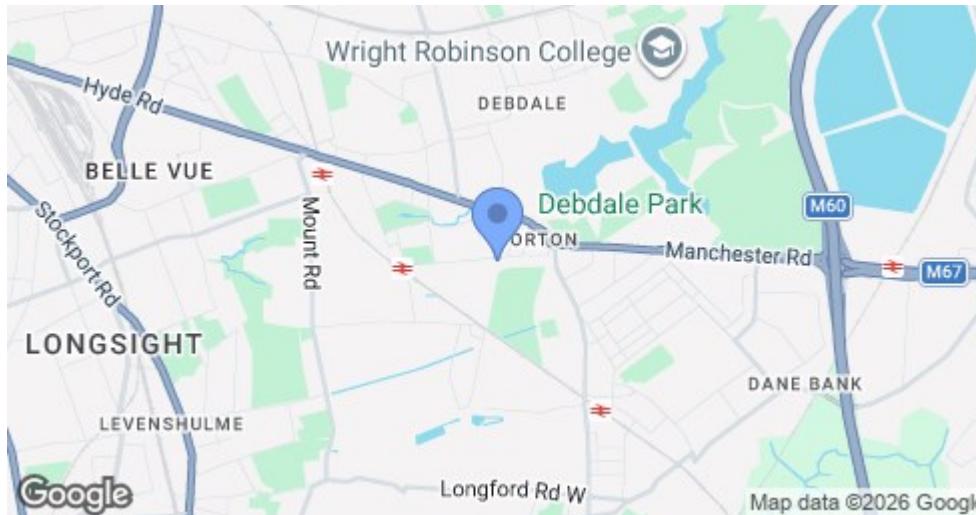
£195,000

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MESSAGE



SPENCER
HARVEY
PASSIONATE ABOUT PROPERTY



Energy Efficiency Rating

| | Current | Potential |
|----------------------------------------------------------|---------|-------------------------|
| Very energy efficient - lower running costs (92 plus) | A | 84 |
| (81-91) | B | |
| (69-80) | C | |
| (55-68) | D | 65 |
| (39-54) | E | |
| (21-38) | F | |
| (1-20) | G | |
| Not energy efficient - higher running costs | | |
| England & Wales | | EU Directive 2002/91/EC |

PROPERTY DESCRIPTION

Discover the potential of this deceptively spacious three-bedroom end terraced family home, set on a generous plot with extensive gardens to both the front and rear. Offering an excellent opportunity for buyers looking to put their own stamp on a property, this sizeable home provides a true blank canvas with plenty of scope to personalise and improve.

The accommodation begins with an entrance hallway leading through to a living/dining room, offering ample space for everyday family life and entertaining. The ground floor is completed by a galley-style kitchen, a practical layout ready for modernisation to suit your own tastes and the added benefit of a downstairs W.C.

To the first floor are three well-proportioned bedrooms, comprising two comfortable doubles and a good-sized single, ideal for a child's room or home office. A family bathroom and separate WC add to the practicality of the layout.

Externally, the property really comes into its own, occupying an impressive plot with a large front garden and an equally generous rear garden. The outdoor space offers fantastic potential, including scope for extension (subject to the necessary consents), making this an ideal long-term family home.

A fantastic opportunity for those seeking space, potential and the chance to create a home tailored to their own style.

KEY FEATURES

- Three Bedrooms
- Gardens Front and Rear
- Spacious Living Dining Room
- Potential for Cosmetic Improvement and Extension
- Convenient Location

EPC RATING:
D

COUNCIL TAX
BAND:

