



## **Royle Green Road, Manchester, M22**

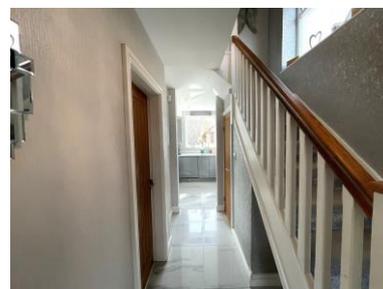
**Asking Price**

**£399,995**

THREE BEDROOM SEMI DETACHED FAMILY HOME  
TWO SPACIOUS RECEPTION ROOMS  
NEW ROOF FITTED  
LARGE SOUTH FACING REAR GARDEN  
CLOSE BY TO LOCAL SHOPS AND QUALITY SCHOOLS

LARGE REAR GARDEN WITH OFF ROAD PARKING  
BESPOKE FITTED KITCHEN AND BATHROOM  
DOWNSTAIRS WC  
WALKING DISTANCE INTO NORTHENDEN VILLAGE  
SEPARATE GARAGE

Set on Royle Green Road, Manchester M22 4WR, this three bedroom semi-detached family home is a place you can move straight into and start enjoying from day one. Priced at an asking price of £399,995, it blends the reassurance of thoughtful updates with the warmth and practicality that make everyday living feel effortless.



Inside, two spacious reception rooms give you the flexibility to style your home around your life, whether that means a cosy lounge for relaxed evenings, a separate dining room for hosting friends and family, or a calm space to work from home without taking over the rest of the house. The flow feels natural and family-friendly, with a downstairs WC adding that extra bit of convenience that quickly becomes essential.



The bespoke fitted kitchen and bathroom bring a sense of quality and finish that's hard to overlook. These are rooms you'll use every day, and here they feel considered, stylish and designed to make routines smoother, from busy mornings to slower weekends. A new roof has also been fitted, offering peace of mind and helping underline the home's ready to walk into condition, supported by an EPC rating of C.



Step outside and the lifestyle appeal really comes into its own. The large south facing rear garden is a standout feature, offering a sunny, private-feeling space for everything from children's play to summer entertaining, gardening, or simply having a quiet moment with a coffee. With off road parking and a separate garage, there's room for cars, bikes, storage and hobbies, keeping the house clutter-free and life organised.



The location is another strong draw, with Northenden Village within walking distance and local shops close by for day-to-day essentials. Supermarkets are within easy reach, as are quality schools, leisure facilities and healthcare services, making this a practical choice for families and professionals alike. Rail links nearby help keep commuting and weekends away straightforward, and Manchester Airport is also conveniently accessible for work trips or holidays.



If you're looking for a home that feels welcoming, well cared for and genuinely easy to live in, this is a property that delivers. With generous living space, a beautiful garden, tasteful bespoke fittings and those valuable extras like a downstairs WC, off road parking and a separate garage, it offers the kind of comfort and convenience that makes a house feel like home.

## Ground floor

### Entrance Porch

UPVc double glazed entrance porch with tiled flooring, meter cupboards, wall hung Combi-boiler, overhead light leading into the entrance hall.

### Entrance Hall

Light and airy entrance hall with porcelain marble effect flooring, radiator, alarm panel, under stair storage, leading to all ground floor rooms.



### Living Room

14'6" (4m 41cm) x 11'7" (3m 53cm)

Sumptuous living room with carpet to floor, large UPVc double glazed window to

the front aspect, feature log burner effect gas fire on a granite hearth, radiator, ample space for living room furniture, leading into the dining room.

### **Dining Room**

*12'4" (3m 75cm) x 10'11" (3m 32cm)*

With porcelain marble effect flooring, radiator, UPVc double glazed patio doors leading onto the rear patio, ample space for dining table and chairs.



### **Kitchen**

*8'1" (2m 46cm) x 6'8" (2m 3cm)*

Fully fitted kitchen with ample hi-gloss base and eye level soft closing units with a quartz work surface and splash backs, integrated fridge freezer, four ring induction hob and oven with a modern angled extractor hood, integrated dishwasher, UPVc double glazed window to the rear aspect, porcelain marble effect flooring.



### **Downstairs WC**

Ideal addition to any home with porcelain flooring, low level WC, hand wash basin

### **First Floor - Stairs and Landing**

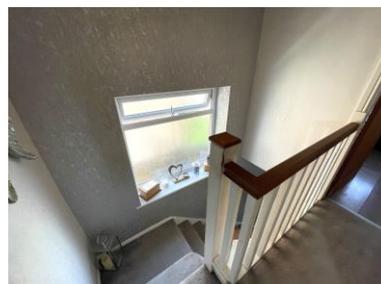
Carpet to stairs and landing.



### **Bedroom One**

*15'10" (4m 82cm) x 9'9" (2m 97cm)*

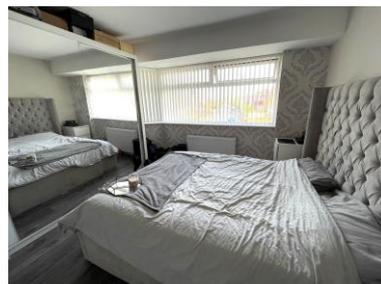
First double bedroom with wood laminate to floor, large UPVc double glazed window to the front aspect, radiator, ample space for double bed and free standing bedroom furniture.



### **Bedroom Two**

*10'11" (3m 32cm) x 9'9" (2m 97cm)*

Second double bedroom with wood laminate to floor, large UPVc double glazed window to the rear aspect, radiator, ample space for double bed and free standing bedroom furniture.



### **Bedroom Three**

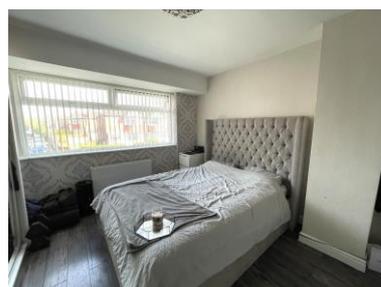
*8'6" (2m 59cm) x 5'11" (1m 80cm)*

Single bedroom with wood laminate to floor, UPVc double glazed window to the front aspect.

### **Bathroom**

*6'5" (1m 95cm) x 5'8" (1m 72cm)*

Bespoke fitted bathroom comprising P-Shaped bath with shower over and curved glass shower screen, low level WC, pedestal hand wash basin, part tiled walls, two obscure double glazed windows, chrome towel radiator.



### **Outside**

Driveway to the front garden with lawn to the side bordered by a brick wall with decorative wrought iron railings and wood panel fencing to the side. There is a side gate that gives entry to the rear garden. A stunning South facing rear garden with a paved patio area and lawn to the rear bordered by wood panel fencing.

### **Separate Garage**

*15' (4m 57cm) 5' x 8' (2m 43cm)*

Brick built garage with a tiled roof with electrics. Ideal for storage or work from home office space.

## Disclaimer

Disclaimer: These particulars, whilst believed to be accurate are set out as a general guideline only or guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation or fact, but must satisfy themselves by inspection or otherwise as to their accuracy. Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, including gas central heating and so cannot verify they are in working order or fit for their purpose. Furthermore solicitors should confirm movable items described in the sales particulars are, in fact included in the sale since circumstances do change during marketing or negotiations. Although we try to ensure accuracy, measurements used in this brochure may be approximate. Therefore if intending purchasers need accurate measurements to order carpeting or to ensure existing furniture will fit, they should take such measurements themselves

