



131 Rye Bank Road, Firwood  
Manchester

£475,000

**GASCOIGNE  
HALMAN**

THE AREA'S LEADING ESTATE AGENCY



# 131 Rye Bank Road

Firswood, Manchester

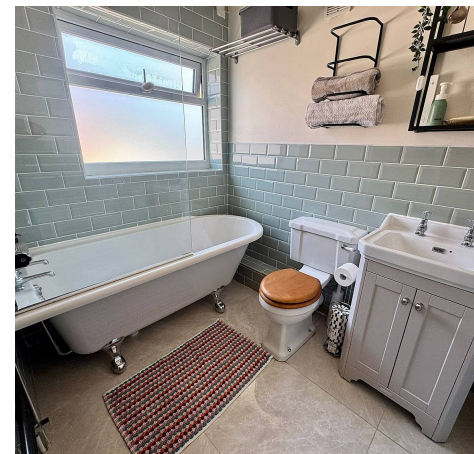
Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- A Well Presented and Spacious, Bay Fronted Semi Detached Property
- Bay Fronted Living Room and an Open Plan Dining Kitchen
- Three Good Sized Bedrooms and a Contemporary Three Piece Family Bathroom
- Off Road Parking and a Landscaped Rear Southerly Facing Garden
- Only Moments from Excellent Transport Links and Local Amenities Such as Chorlton Village, Stretford Mall and Longford Park
- Located in a Highly Sought after Cul De Sac



# 131 Rye Bank Road

Firwood, Manchester

Nestled in a highly sought after cul de sac, this well presented and spacious bay fronted semi detached house offers the perfect blend of modern living and classic charm.

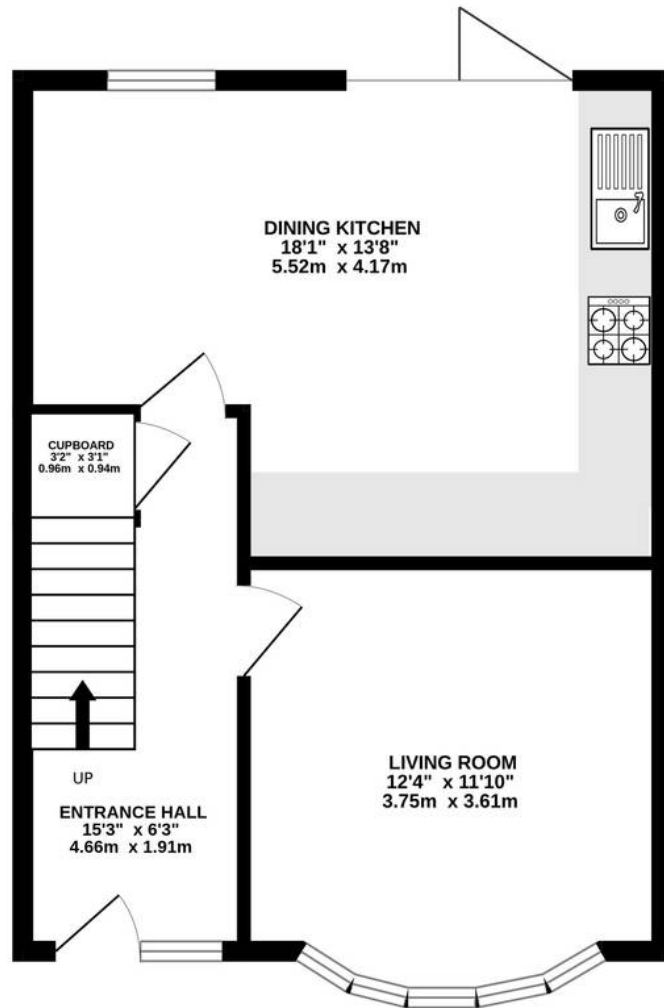
The property features a welcoming entrance hall leading to a bright, bay fronted living room. The open plan dining kitchen is thoughtfully designed, providing ample space with contemporary fittings and direct access to the rear garden.

Upstairs, there are three good sized bedrooms, each offering comfortable accommodation and plenty of natural light. The family bathroom has been finished to a high standard with a stylish three piece suite. With off road parking to the front, this home is only moments from excellent transport links and a range of local amenities, including Chorlton Village, Stretford Mall and Longford Park, making it an ideal choice for families and professionals alike.

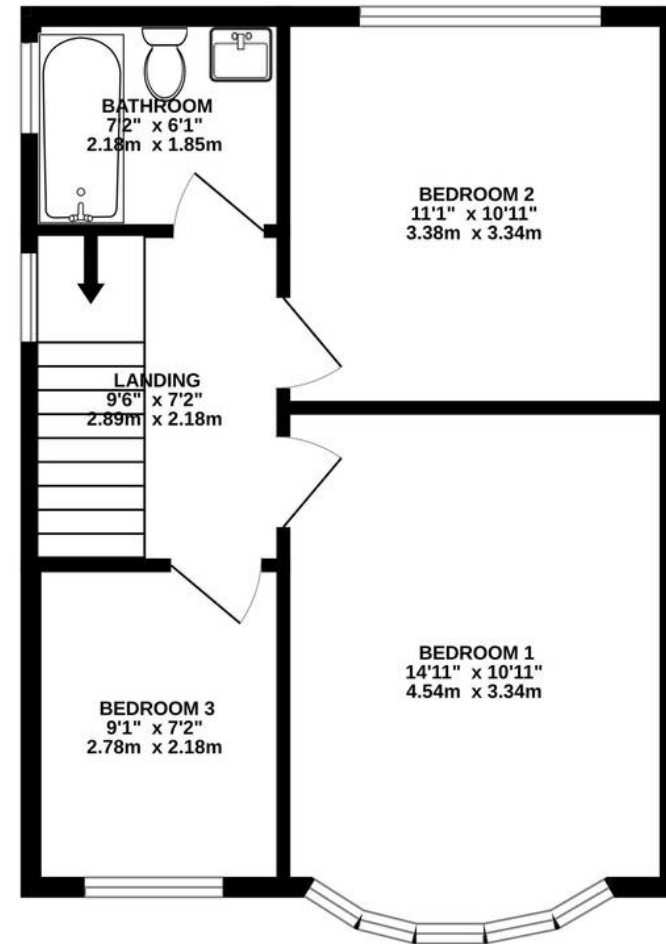
To the rear, the property boasts a beautifully landscaped, southerly facing garden, perfect for enjoying the sunshine throughout the day. The garden offers a combination of paved, decked and lawned areas. The front of the property features a driveway with off road parking for two vehicles.



GROUND FLOOR  
455 sq.ft. (42.2 sq.m.) approx.



1ST FLOOR  
455 sq.ft. (42.2 sq.m.) approx.



TOTAL FLOOR AREA : 909 sq.ft. (84.5 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only  
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