



Jordan fishwick

5 Ryebank Mews, Ryebank Road, Chorlton, M21 9LY

Guide Price £250,000



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The Property

*****NO CHAIN***** Within walking distance of Chorlton Village and only a stone's throw from Longford Park is this well presented **TWO BEDROOM MEWS HOUSE** offering spacious and light accommodation, ideal for a young couple or family. This delightful property is located on a quiet development ideally placed for all local amenities and transport links in Chorlton Village and provides versatile accommodation over two floors. The property further benefits from **OFF ROAD PARKING** as well as use of well maintained Westerly facing communal gardens. The accommodation briefly comprises: enclosed porch, entrance hallway, 19ft **OPEN PLAN LIVING/DINING/KITCHEN**, storage cupboard. The first floor reveals two good sized bedrooms, the main benefitting from full height fitted wardrobes and bathroom, fitted with a three piece suite. Double glazing and electric panel heaters have been installed throughout. Externally, there is ample off road parking available to all residents, well maintained communal gardens and private storage cupboard. An internal viewing is most highly recommended. Sold with no onward chain.

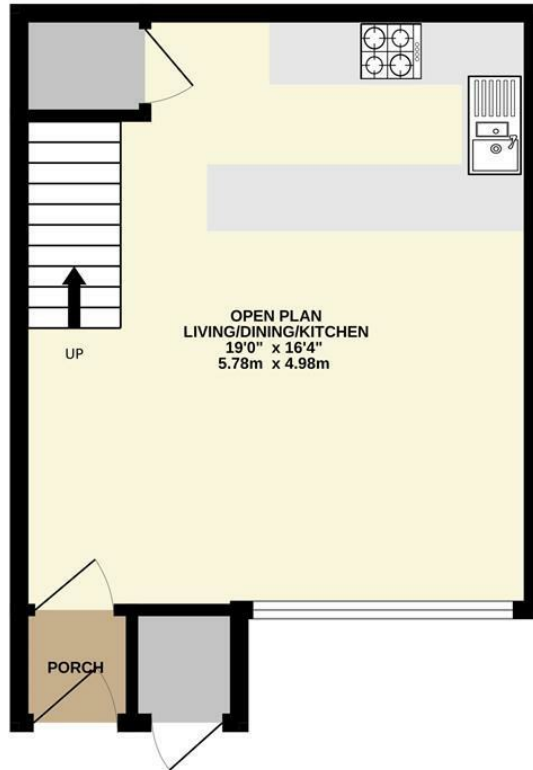
- NO CHAIN
- 2 Bedroom Mews house
- Popular Development ideally placed for Chorlton Village
- Off Road Parking
- Well maintained Garden
- Stone's throw from Longford Park and walking distance to Beech Road
- Spacious and light accommodation over two floors
- Ideal for young couple or first time buyers
- Double glazing and electric panel heaters throughout



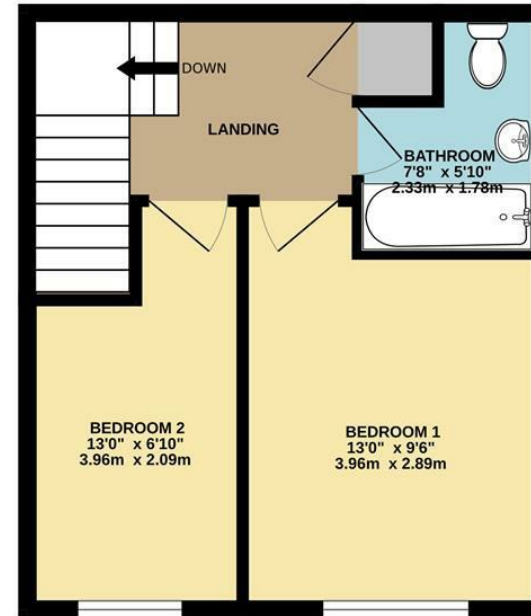
| Energy Efficiency Rating | | |
|---|----------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 91 |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 53 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |



GROUND FLOOR
335 sq.ft. (31.1 sq.m.) approx.



1ST FLOOR
310 sq.ft. (28.8 sq.m.) approx.



TOTAL FLOOR AREA : 645 sq.ft. (59.9 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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