





# Royle Green Road, Northenden

£360,000 Freehold

3-bedroom semi-detached house

## Description

This beautifully maintained 1930s 3-bedroom semi-detached home perfectly blends period charm with modern comfort, an ideal choice for growing families.

Set on a generous plot, the property features well-kept front and rear gardens, plus a driveway that accommodates 3 vehicles. A freshly painted exterior adds instant kerb appeal.

Inside, you'll find a bright and welcoming layout with double-glazed windows throughout, ensuring warmth and energy efficiency. The newly fitted bathroom adds a contemporary touch, and full fibre-optic broadband provides ultra-fast internet, perfect for home working or family life. The property also benefits from a security alarm system and CCTV for added peace of mind.

Upstairs offers 3 well-proportioned bedrooms, while the ground floor includes a spacious living area and kitchen, with potential to extend or update to suit your needs. The rear garden is a true highlight, ideal for family BBQs, a safe space for children, or growing your own plants and vegetables.

Situated in the heart of Northenden, the home is just a short walk from local amenities including Tesco Express, Co-op, independent greengrocers, and butchers. You'll also enjoy easy access to the cafés, restaurants, and pubs in Northenden village, creating a



friendly and vibrant neighbourhood feel.

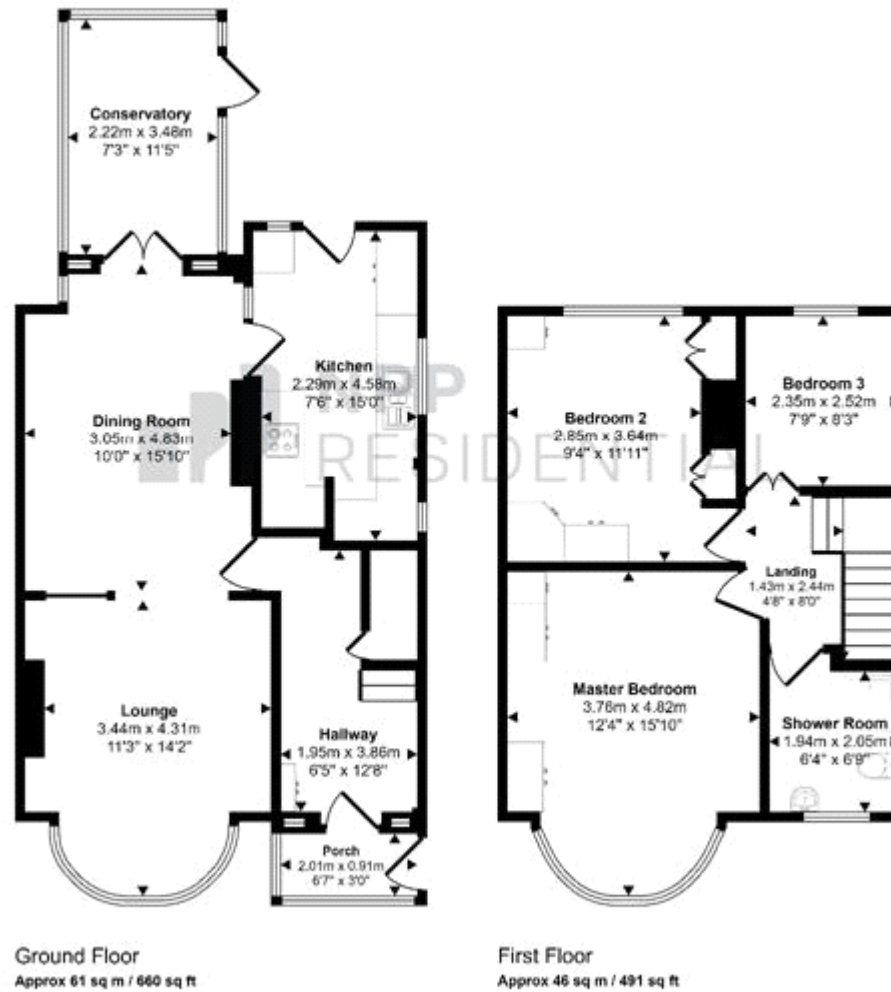
Families will appreciate a choice of primary schools nearby, along with excellent healthcare options such as Northenden Health Centre and Wythenshawe Hospital.

For outdoor lovers, scenic walking and cycling routes along the River Mersey are right on your doorstep, as well as Wythenshawe Park for weekend strolls and outdoor activities. Golf enthusiasts will also enjoy proximity to Withington and Northenden Golf Clubs, both accessible via nearby river paths.

Council Tax Band: C (Manchester City Council)  
Tenure: Freehold  
Parking options: Driveway, Off Street  
Garden details: Front Garden, Private Garden, Rear Garden

**Tenure**  
Freehold

Approx Gross Internal Area  
107 sq m / 1151 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>	<b>70</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		

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