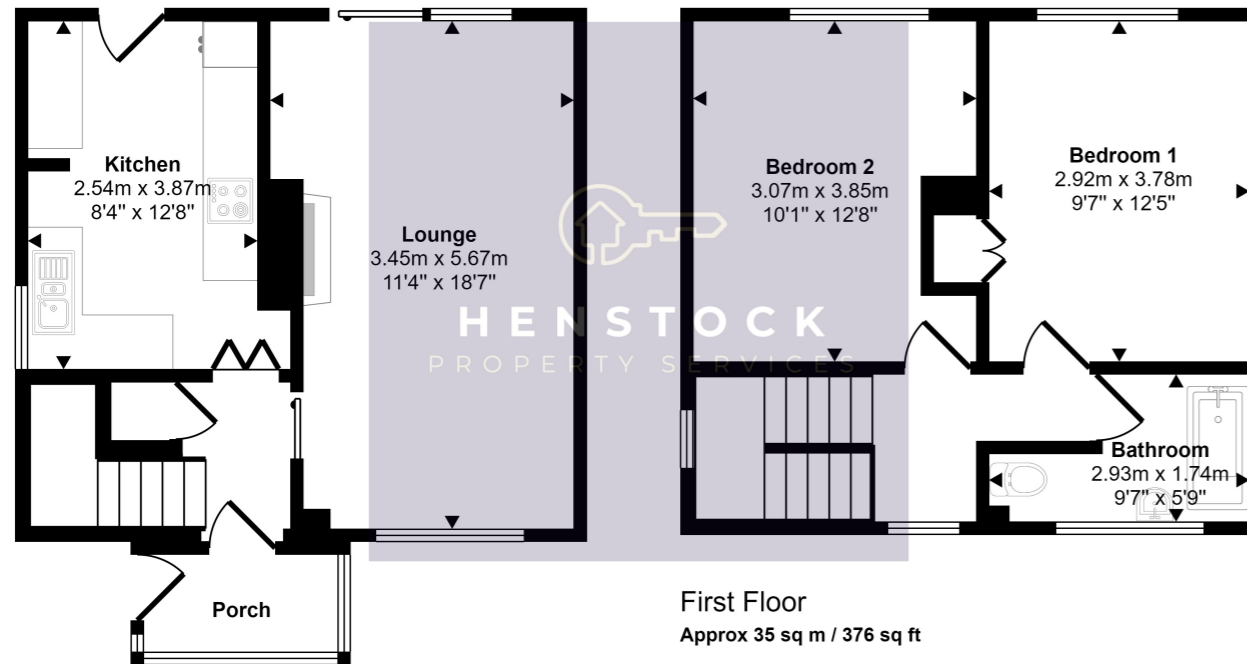




**HENSTOCK**  
PROPERTY SERVICES



Approx Gross Internal Area  
72 sq m / 779 sq ft



First Floor  
Approx 35 sq m / 376 sq ft

Ground Floor  
Approx 37 sq m / 403 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.

**1 Riverdale Road, Manchester M9 8GD**

**£165,000**



## PROPERTY DESCRIPTION

Henstock Property Services are pleased to market this 2 bedroomed semi-detached property. The living accommodation briefly comprises; entrance into hallway, large lounge / diner, fitted kitchen, 2 bedrooms and a main family bathroom. The property also has the benefit of gas central heating, uPVC double glazed windows throughout, a large plot/garden to side and an elevated garden to rear. Ideally situated in this popular residential area within easy reach of schools, shops/supermarkets, leisure/fitness facilities, good public transport services and a short distance from the M60 & M62 motorway links.

Tenure: Freehold

Council Tax Band: A

### Entrance

Hallway

### Lounge

3.45m x 5.67m (11' 4" x 18' 7")

### Kitchen

2.54m x 3.87m (8' 4" x 12' 8")

### Exterior

Front: Garden to front

Side: Large plot to side.

Rear: Patio area with raised lawn area.

### Upper Floor

#### Bedroom 1

2.92m x 3.78m (9' 7" x 12' 5")

#### Bedroom 2

#### Bathroom

2.93m x 1.74m (9' 7" x 5' 9")

