



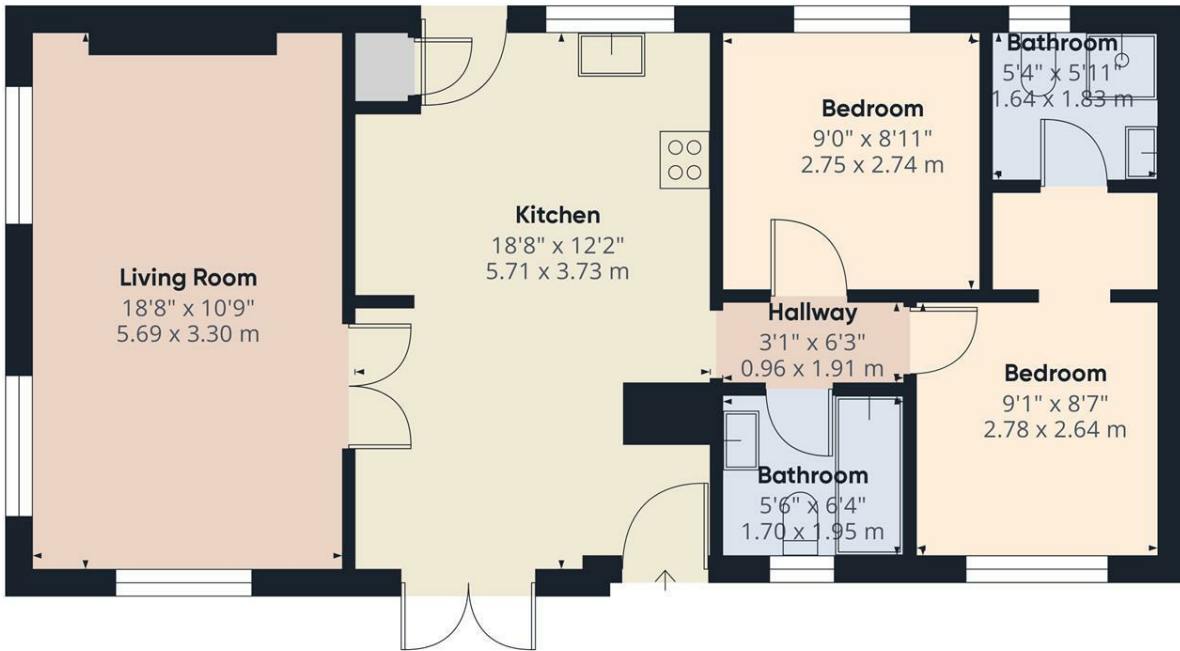
## 17 Riverside Residential Park, Ford Lane, Manchester, M22 4UQ

Positioned with breathtaking views of the serene River Mersey, this residence seamlessly blends the charm of countryside living with the convenience of nearby amenities. The contemporary façade is accentuated by durable CanExel siding and distinctive window designs, complemented by a welcoming entrance beneath a striking roof dormer.

At the heart of the home lies a spacious kitchen-dining area, which flows effortlessly into a generous living room – an ideal space for both everyday living and entertaining. The property offers two well-proportioned bedrooms, with the primary suite featuring a walk-in dressing area and a private en-suite bathroom. In addition, the home includes a fully-equipped family bathroom, ensuring comfort and functionality for all.

**£230,000**

- Low Maintenance Low Running Costs
- Bungalow Style Living
- Gorgeous Riverside Location
- Part Exchange Scheme Available
- 10 Year Peace Of Mind Warranty
- First Year Fees Included
- All Landscaping To Be Completed For Move In
- No Chain
- Cash Buyers Only
- Over 45 living



Approximate total area<sup>(1)</sup>  
706.97 ft<sup>2</sup>  
65.68 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only. Calculations are based on RICS IPMS 3C standard.

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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	