

Belview



9 Riverdale Road

, Manchester, M9 8GD

Asking price £185,000



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About Area

About Higher Blackley: Nestled in the northern part of Manchester, Higher Blackley boasts a unique blend of suburban tranquillity and urban convenience. Known for its friendly community atmosphere and green spaces, Higher Blackley provides residents with an idyllic setting to call home. Enjoy leisurely strolls through local parks or explore nearby amenities that cater to every need.

Property Highlights:

- **Location:** Situated in Higher Blackley, known for its peaceful ambiance and convenient access to urban amenities.
- **Scenic Views:** Opposite the front door, you'll be greeted by a beautiful view of the outer area of the Blackley Forest, providing a serene backdrop to your daily life.
- **Proximity to City Centre:** Only 3.8 miles north of Manchester's bustling city centre, reachable within a 15-minute drive, offering the perfect balance of urban convenience and suburban tranquility.
- **Nearby Amenities:**
- **Transportation:** A bus stop directly opposite the house provides convenient access to public transportation, ensuring easy commuting to various parts of Manchester.
- **Metrolink Tram Station:** The Bowker Vale Metrolink tram station is just a mile away, offering an alternative and efficient mode of transportation for city travel.
- **Shopping Convenience:** Enjoy the convenience of a large Sainsbury's supermarket near Heaton Park, only 1.8 miles away (approximately a 7-minute drive), perfect for your grocery needs.
- **Recreational Facilities:** Explore the vast greenery

of Heaton Park, a short distance away, ideal for outdoor activities and leisurely weekends.

- **Healthcare Services:** Access healthcare facilities conveniently, with North Manchester General Hospital just 1.1 miles away, providing peace of mind for residents.
- **Education:** Nearby schools include:
- Crab Lane Primary School
- Prospect House Specialist Primary School
- Our Lady's Roman Catholic High School
- Building Blocks Day Nursery
- Tiddlywinks Nursery Blackley

All of these educational institutions are under a 5-minute drive from the home, ensuring convenience for families with school-aged children.

Additional Amenities:

- **Off-Road Parking:** The property benefits from off-road parking secured by a gate, providing convenience and security for residents and their vehicles.
- **Outdoor Area:** The rear of the property includes a shed and plants on the edge of the back, creating a charming outdoor space. Additionally, there is a large tiled area, perfect for outdoor gatherings or relaxation.

Location Benefits: Properties in this location are in high demand, given its convenient access to urban amenities, tranquil surroundings, and scenic views. An early viewing is highly recommended to secure this desirable property.

- Fully Renovated
- High Demand Area
- Off Road Parking
- Scenic Views
- Close Proximity to Several Schools
- Extended Conservatory
- Full Rewire
- Gas Central Heating



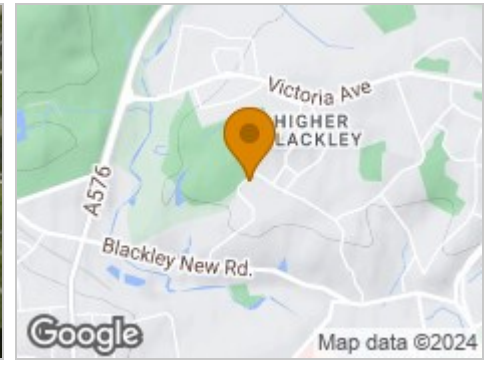
Road Map



Hybrid Map



Terrain Map



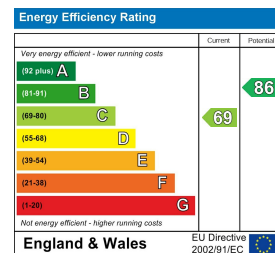
Floor Plan



Viewing

Please contact our Manchester Office on 0161 296 8655 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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