

4 Bed Terraced In Stanhope Street , Levenshulme, M19 3WQ

£320,000





## SHORT DESCRIPTION

Property Ref: 14629 A beautiful, light and deceptively spacious period terrace, adorned with high ceilings and original period features throughout, sequestered on a quiet street in the heart of Levenshulme. Situated moments from the well loved independents such as Nordie, Isca, The Tallyrand, Station South, Antiques Village, Station Hop and Village Stores as well as Highfield country park, Bluebell Green and the Fallowfield Loop. The train station is a 5 minute walk, with regular services to reach the city centre in 7 minutes. The property briefly comprises as follows; Entrance hallway which leads to a large light filled front family room / bedroom. Following on is the living room, with a large open fireplace. Leading on is a full size under stairs storage room and a bright modern kitchen dining room. A brand new boiler was recently installed. French patio doors lead out to the paved garden, nestled privately with an abundance of trees and greenery, providing sunlight throughout the day. There is also a bedding plant area to the rear and a gate leading to an enclosed shared cobbled alleyway. Upstairs there are three double bedrooms and a family bathroom with a bath and overhead shower. There is also attic access with part boarded storage availability. Levenshulme is a thriving community for every generation, whether it's attending an event, learning a skill or just popping in to Inspire community cafe, taking a class at Yogasoul, or festival days at Cringle Park. Families are spoilt for choice with the array of Ofsted rated Outstanding schools. The property is for sale with NO VENDOR CHAIN. Property Type: Terraced Full selling price: £320000.00 Pricing Options: Guide Price Tenure: Freehold Council tax band: A EPC rating: D Measurement: 1001.04 sq.ft. Outside Space: Enclosed Garden Parking: On street Heating Type: Gas Central Heating Chain Sale or Chain Free: Chain Free Possession of the property: Self-Occupied.

4

**Bed Room(s)**

1

**Bath Room(s)**

1

**Living Room(s)**

## FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.

All measurements are a maximum and include wardrobes and bay windows where applicable.



## EPC GRAPH

Illustrations are for identification purposes only and are not to scale.  
All measurements are a maximum and include wardrobes and bay windows where applicable.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 87 B      |
| 69-80 | C             |         |           |
| 55-68 | D             | 67 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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