



99Home Ltd.

99Home Ltd,
Sutton Business Centre,
Restmor Way,
Wallington,
SM6 7AH,
Phone :0203 5000 999
Email
:info@99home.co.uk

5 Bed Terraced In Levenshulme , Manchester, M19 2GP

£400,000



Ref: 15141
Ket: 15141





SHORT DESCRIPTION

Property Ref: 15141 A beautiful, light and deceptively spacious 5 bedroom period terrace with 2 reception rooms and a kitchen diner, adorned with high ceilings and spread over 3 floors plus a cellar, in the heart of Levenshulme. Situated a moments' walk from the cherished independents such as Nordie, Isca, The Tallyrand, Station South and Antiques Village, well as Cringle Park and Café, plus the Fallowfield Loop. The train station is a 7 minute walk, with regular services to reach the city centre. The property briefly comprises as follows; A winding path through the well established front garden leads to a tiled, double doored porch and into the hallway. Following on is a large front reception room with original restored fitted wooden cabinet and a light filled bay window. Following on is a second large reception room currently used as a music room. The hallway then leads on to an entranced cellar with coat and boot storage, and a large modern kitchen dining room to the rear, fitted with a range of wall and base units and appliances including a double oven, and concealed recycling unit. A new boiler was also recently installed. The side door leads from the kitchen to the courtyard, providing sunlight throughout the day, and a new gate leading to an enclosed shared cobbled alleyway. Upstairs are three double bedrooms, two of which have original restored floorboards, and a family bathroom. The second floor leads to two further double bedrooms, one currently used as an office, plus a second bathroom. There are views of the city centre skyscrapers to the North and the Peak District hills to the South. There is also ample eaves storage from two rooms. 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: £400000.00 Pricing Options: Offers in the region of Tenure: Freehold Council tax band: A EPC rating: D Measurement:1769.2 sq.ft. Outside Space: Rear Garden Parking: On street Heating Type:Central Heating Chain Sale or Chain Free: Chain free Possession of the property: Self-occupied -----

5

Bed Room(s)

2

Bath Room(s)

2

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

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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