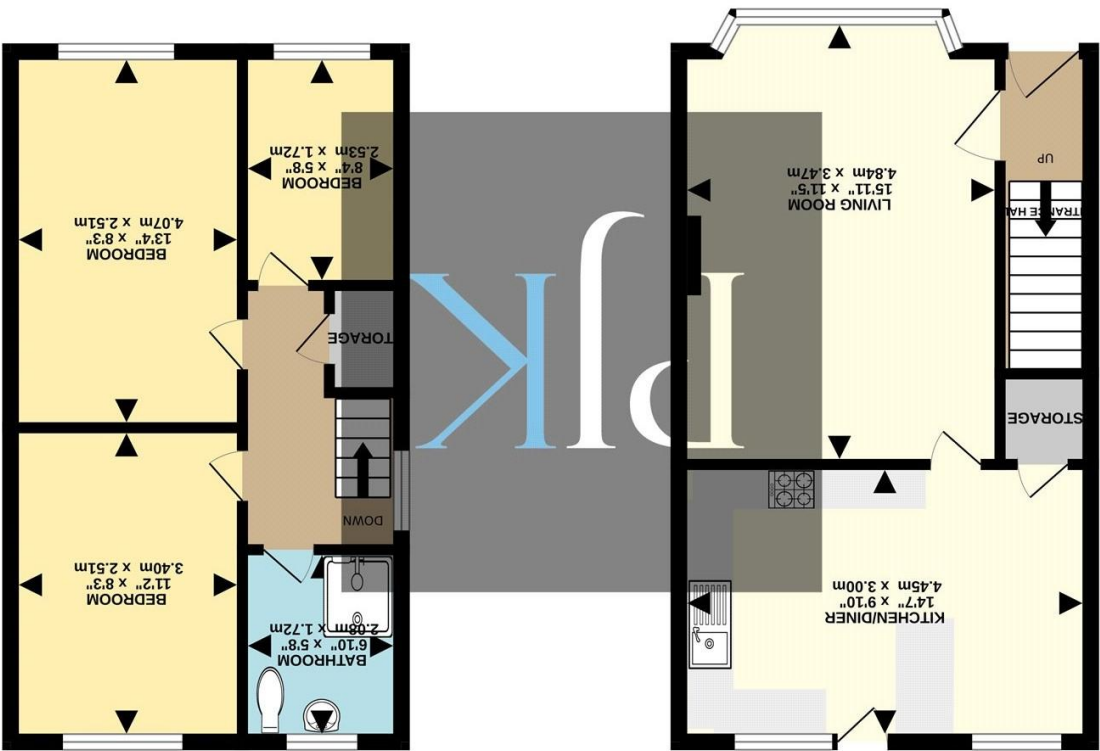


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

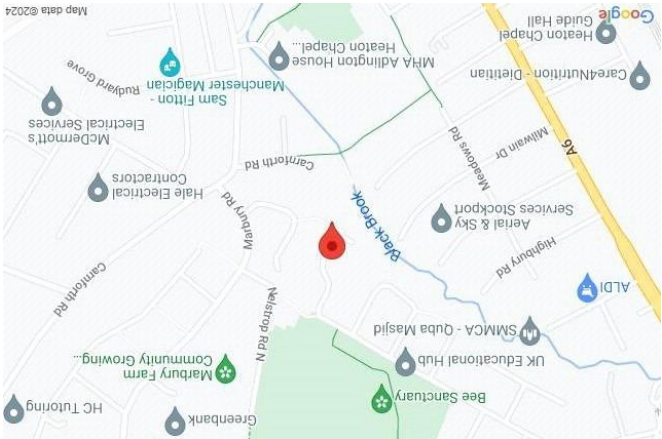
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Metropix 5/2024



GROUND FLOOR 366 sq.ft. (34.0 sq.m.) approx.

1ST FLOOR 340 sq.ft. (31.6 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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33 WILSTHORPE CLOSE
LEVENSHULME, MANCHESTER, M19 2WD



OFFERS OVER £300,000

Nestled on a quiet cul-de-sac, this fantastic semi-detached property offers a beautifully presented home with three bedrooms, off-road parking, and a south-west facing rear garden - a sunlit haven for relaxation. Conveniently located near transport links to Manchester city centre and local amenities, this residence is designed for comfortable family living.

The welcoming entrance hall leads seamlessly into the spacious lounge is adorned with an impressive box window, creating a bright ambiance complemented by an attractive feature fireplace. The fitted kitchen/diner has been recently installed boasting stunning matching wall/base units and a stylish breakfast bar creating a functional space for your family needs.

Upstairs, two double bedrooms and a good-sized single room feature thoughtful design elements with ample space to customise to your own tastes and design. The three-piece white bathroom includes a walk-in shower, a hand washbasin, and a low-level WC.

The property's exterior offers a charming front garden and an extensive brick-laid driveway for two vehicles. The rear garden, enclosed by wooden panelled fence and hedging, boasts a flagstone patio seating area and a well-maintained lawn.

706 gross sq ft
Tax Band: C
Freehold

"An attractive three-bedroom semi-detached property occupying an impressive plot."

