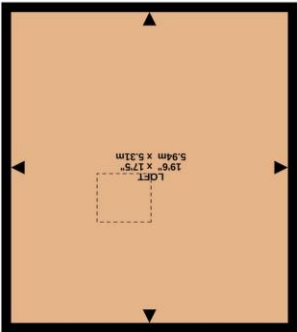


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as 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 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.

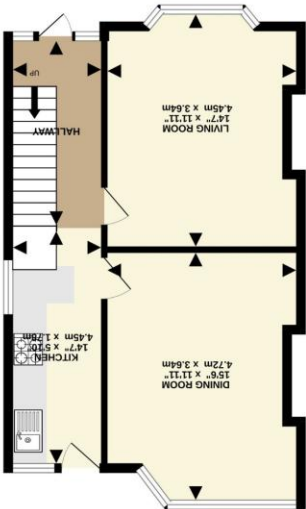
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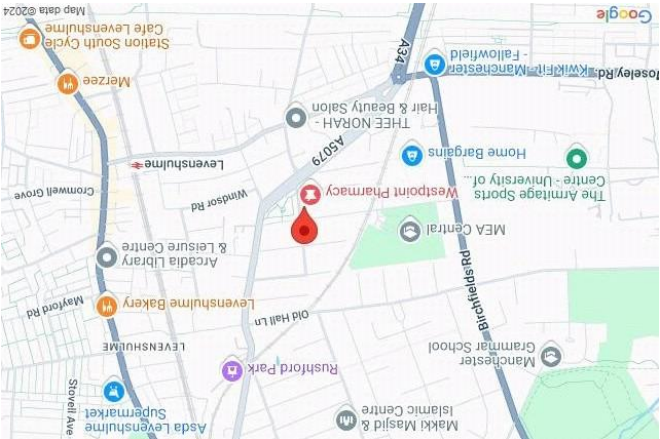
2ND FLOOR
339 sq.ft. (31.5 sq.m.) approx.



1ST FLOOR
462 sq.ft. (42.8 sq.m.) approx.



GROUND FLOOR
491 sq.ft. (45.6 sq.m.) approx.



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OFFERS OVER £400,000

A WELL-PRESENTED and DECEPTIVELY SPACIOUS EDWARDIAN STYLE SEMI-DETACHED HOME with IDYLIC PARK VIEWS. Located WITHIN STROLLING DISTANCE of Levenshulme Centre and train station, and within easy reach of Fallowfield. 1293 Sq Ft

The accommodation comprises of an entrance hall which opens into the modern kitchen, which is fitted with a range of sleek white gloss units, complimented with a graphite effect tops and breakfast bar area, creating an ideal space for informal dining. A door from the kitchen opens out to the rear garden. There are two bright and spacious reception rooms, which are both flooded with natural light from large leaded windows with stained glass panes. The rear reception also boasts a feature fireplace.

Stairs from the hallway rise to the first floor which reveals three bedrooms, with two being double, and a third bedroom which would make an ideal children's room or office.

The first floor reveals three bedrooms, including the well-proportioned principal which has two bespoke wardrobes. The second bedroom is also a well-proportioned double, and has ample space for freestanding furniture. The third bedroom is a larger than average and is suitable for use as a children's bedroom, or home office.

The property is served by the stylish family bathroom.

Furthermore, a pull down ladder in the third bedroom, gives access to the fully boarded 340 sq ft (approx.) loft space, which offers valuable storage space and potential to extend into, subject to relevant planning permissions.

The property is approached via a gated entrance with a paved driveway and separate pedestrian gate. A gate to the side of the property leads through to the private garden, which is mainly laid to lawn with stocked borders all fringed by high level fencing. A decked terrace, provides the ideal spot for outdoor entertaining in the warmer months. There is also a brick built shed, providing outdoor storage.

Freehold
Council Tax Band: C
Approx. 1293 Sq Ft

*"A Well Presented Semi
Detached With Park
Views"*

