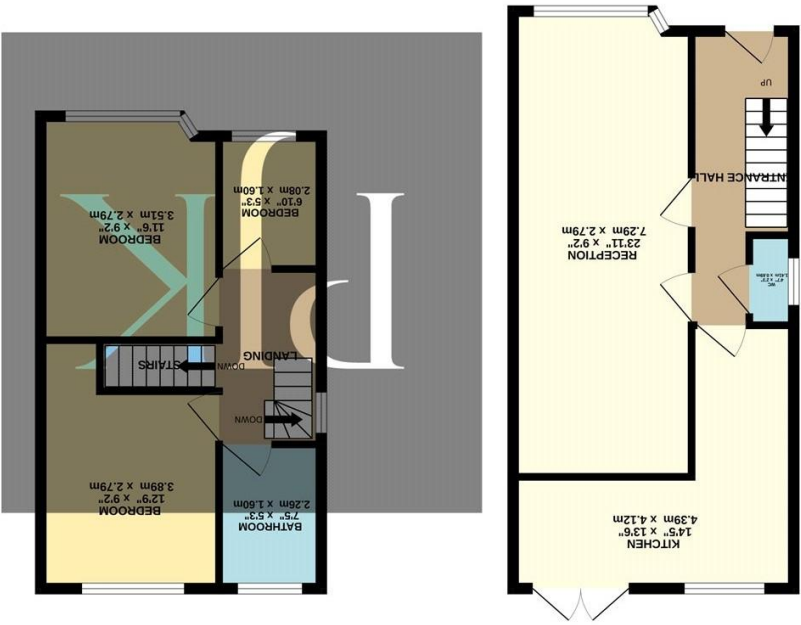


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as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

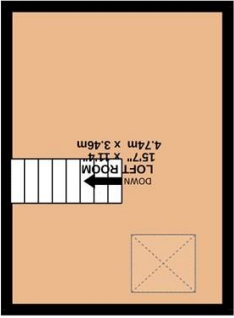
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any omission or mis-statement. This plan is for illustrative purposes only and should be used as such 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.  
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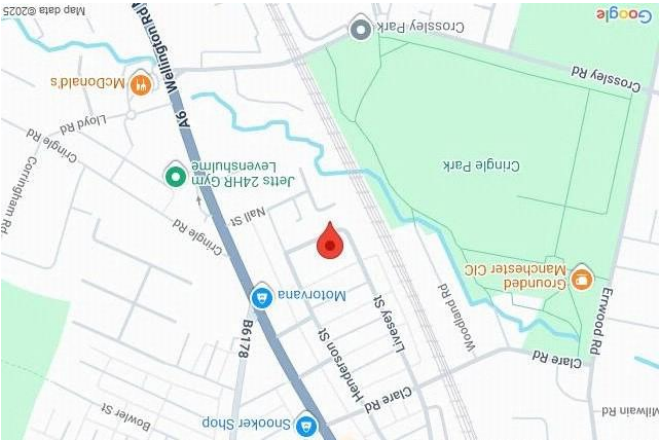
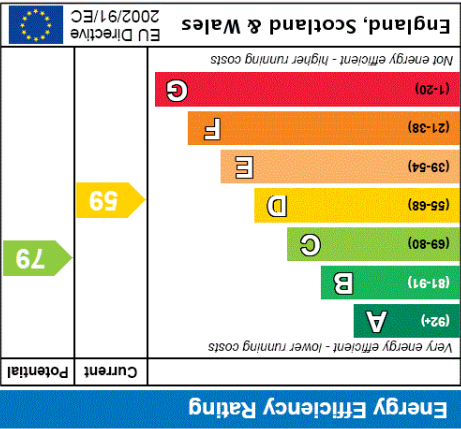
GROUND FLOOR  
419 sq. ft. (39.0 sq. m.) approx.



1ST FLOOR  
242 sq. ft. (21.8 sq. m.) approx.



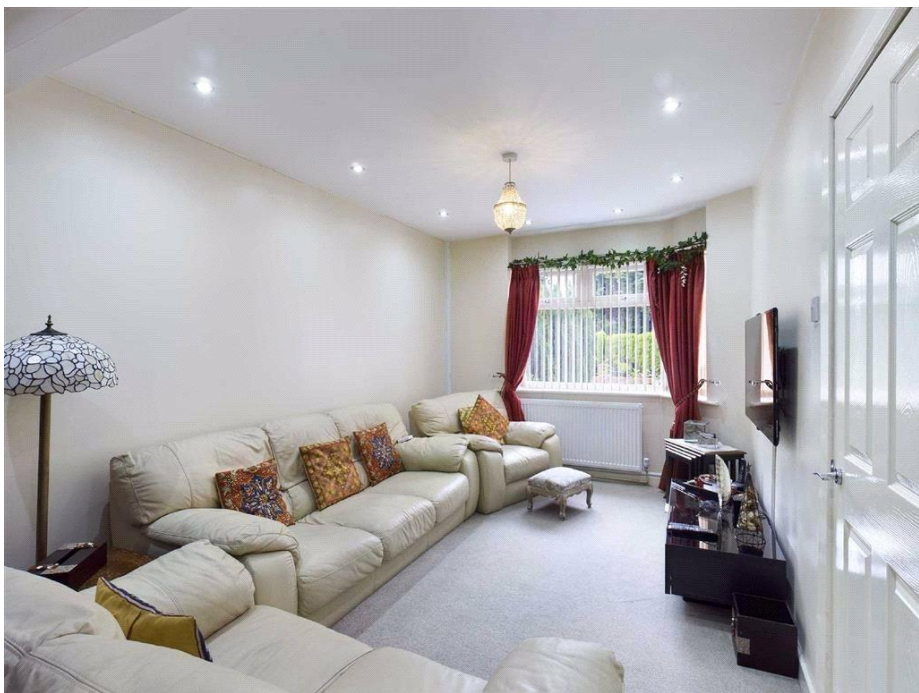
2ND FLOOR  
177 sq. ft. (16.4 sq. m.) approx.



PHILIP JAMES  
KENNEDY

13 EASTHOLME DRIVE  
LEVENSHULME, GREATER MANCHESTER, M19 2QU





## OFFERS OVER £340,000

A well-presented and extended three-bedroom semi-detached family home with no onward vendor chain. Perfectly positioned just a short stroll from Levenshulme's bustling high street, this superb property offers a wonderful combination of charm, convenience, and space. With independent shops, cafés, and community spirit on your doorstep—as well as Levenshulme Train Station and the A6 offering excellent links into Manchester city centre—this is an ideal choice for families and professionals alike.

Internally, the home opens with a welcoming entrance hallway that houses the stairs to the first floor and a useful downstairs WC. The spacious open-plan living and dining area creates a versatile space, perfect for both entertaining and everyday family life. To the rear, the well-presented kitchen boasts ample matching wall and base units and excellent work surface space.

The first floor reveals three well-proportioned bedrooms—two comfortable doubles and a single room that would make an ideal nursery or home office. These rooms are serviced by a modern three-piece bathroom. Completing the internals is a practical loft room, providing excellent storage potential.

Externally, the property benefits from a gated driveway offering off-road parking to the front, while

938 gross sq ft  
Tax Band: B  
Freehold

*"A Beautifully Presented  
Three-Bedroom Detached  
Family Home in a Prime  
Levenshulme Location"*

