



PETER
ANTHONY
EST 1986

Flat 42, Manor Road, Levenshulme,
Manchester, M19 3RQ

Asking Price: £170,000

Fantastic Apartment
Newly Refurbished
Two Double Bedrooms
Residents Parking
Highly Sought After Location
Chain Free
Viewing Advised



Presenting this newly refurbished ground floor apartment, showcasing a contemporary design and offering 717 square feet of living space in a prime location. This stylish property features two bedrooms, providing a comfortable and modern living environment. The apartment has been meticulously renovated and benefits from ample natural light, creating a bright and inviting atmosphere throughout.

Nestled in a sought-after area, this property is conveniently situated near amenities and transport links, ensuring easy accessibility. Residents will also appreciate the added convenience of allocated parking, making day-to-day living a breeze in this desirable location.

Don't let this opportunity pass you by. Get in touch with us today to schedule a viewing and discover the comfort and convenience this newly

refurbished apartment has to offer.

Ground Floor

Entrance Hall

Living Room:

19'7" x 10' (5.97m x 3.05m):

uPVC double glazed window to rear elevation, carpet, electric heater and ceiling light point

Kitchen:

10'6" x 9'2" (3.2m x 2.8m):

Vinyl flooring, ceiling light point, electric heater, a range of base and wall units with roll top work-surface and splash back, four ring halogen hob, integrated

electric oven, slim line dishwasher, fridge/freezer and wall mounted extractor hood.

Bedroom One:

18'6" x 10' (5.64m x 3.05m):

uPVC double glazed window to rear elevation, carpet, electric heater and ceiling light point.

Bedroom Two:

11'7" x 9'1" (3.53m x 2.77m):

uPVC double glazed window to front elevation, carpet, electric heater and ceiling light point.

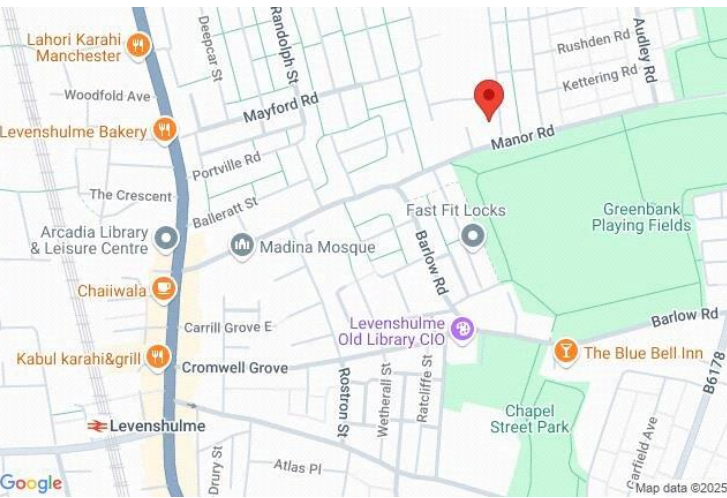
Bathroom:

6'9" x 5'6" (2.06m x 1.68m):

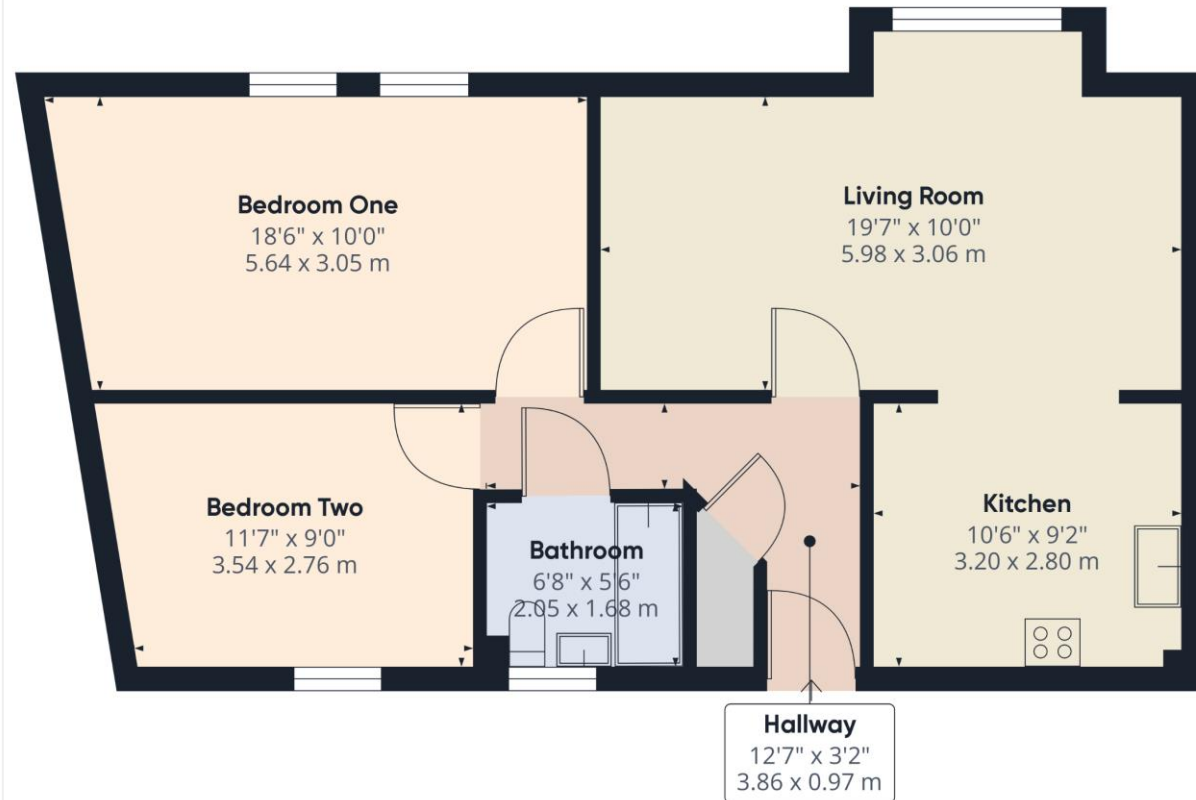
uPVC double glazed window to front elevation, vinyl flooring, ceiling light point, chrome heater towel rail, white three-piece bathroom suite comprising of low level wc, cabinet mounted hand wash basin and panelled bath with glass shower screen and wall mounted thermostatic mixer shower.

Externally:

Set in well maintained grounds with residents parking to the rear of the property.



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Approximate total area⁽¹⁾
717.19 ft²
66.63 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

COUNCIL TAX BAND

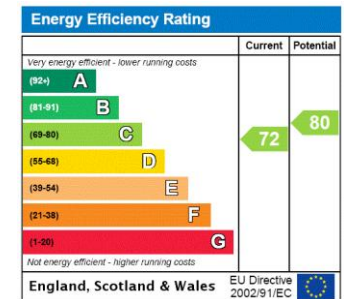
Tax band B

TENURE

Leasehold 230 years 5 months

LOCAL AUTHORITY

Manchester City Council



OFFICE

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements