



PETER
ANTHONY
EST 1986

Belper Terrace, Chapel Street,
Levenshulme, M19 3QB

Asking Price: £435,000

Stunning Luxury Family Home
Four Double Bedrooms
Two Bathrooms
Landscaped Rear Garden
EV Charging Point & Solar Panels
Off Road Parking For Two Cars
Highly Sought After Location
Viewing Essential
Awaiting EPC



Introducing an exceptional family home, perfectly positioned within an exclusive new-build development in the heart of Levenshulme – one of the area's most desirable locations.

This beautifully designed semi-detached property offers four generous double bedrooms and two stylish bathrooms, providing the ideal layout for modern family living. Every detail has been carefully considered, with contemporary finishes and a luxurious feel throughout.

The home features a landscaped rear garden, perfect for relaxing or entertaining, as well as private off-street parking with EV charging point and solar panels for added convenience. With its seamless blend of comfort, style, and practicality, this residence is perfectly suited to buyers looking for a modern lifestyle in a thriving community.



Opportunities like this are rare – don't miss your chance to make this stunning property your forever home. Contact us today to arrange a private viewing.

Ground Floor

Entrance Hall:

Composite door to side elevation, herringbone Karndean flooring, ceiling light point and radiator.

Living Room:

12'8" x 11'2" (3.86m x 3.4m):

uPVC double glazed patio door to front elevation, Karndean flooring, ceiling light point and radiator.

Kitchen/Diner:



17'1" x 13'6" (5.2m x 4.11m):

uPVC double glazed patio door and window to rear elevation, Herringbone Karndean flooring, ceiling light point, a range of base and wall units with lwork-surface and splash back, one and half sink with drainer and mixer tap, Bosch five ring gas hob, two integrated Bosch electric ovens and wall mounted extractor hood. Integrated Lemona fridge/freezer, dishwasher, washing machine and Navien combi boiler.

WC:

7' x 3'10" (2.13m x 1.17m):

uPVC double glazed window to rear elevation, Herringbone Karndean flooring, ceiling light point, chrome heated towel rail, low level wc and cabinet mounted corner hand wash basin with mixer tap.

First Floor

Stairs & Landing

Bedroom Two:

12'8" x 11'3" (3.86m x 3.43m):

uPVC sliding patio doors with Juliette balcony to front elevation, uPVC double glazed window to side elevation, carpet, radiator and ceiling light point.

Bedroom Three:

10'2" x 8'9" (3.1m x 2.67m):

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

Bedroom Four:

12' x 6'11" (3.66m x 2.1m):

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

Bathroom:

7'11" x 6'2" (2.41m x 1.88m):

uPVC double glazed window to side elevation, luxury vinyl flooring, ceiling light point, aqua board walls to all sides, chrome heated towel rail, white four piece bathroom suite comprising of low level wc, cabinet mounted hand wash basin with mixer tap, panelled bath with shower off taps and corner shower cubicle with thermostatic mixer shower.

Second Floor

Master Bedroom:

21'2" x 10'10" (6.45m x 3.3m):

Velux window to rear elevation, carpet, radiator, ceiling light point and two built in storage spaces.

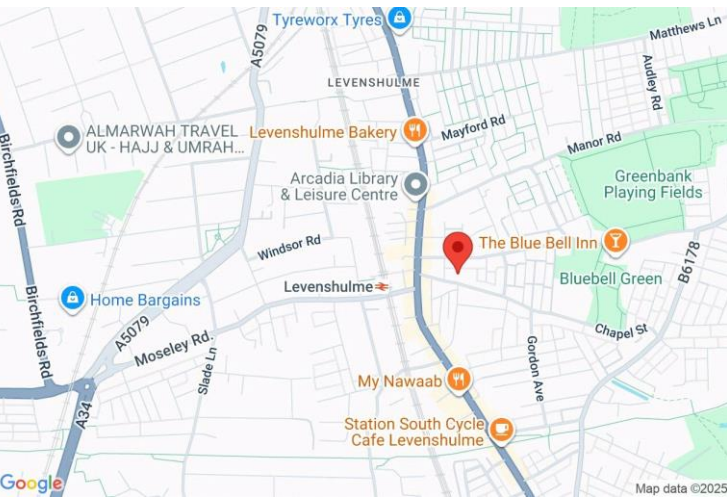
En- Suite Shower Room:

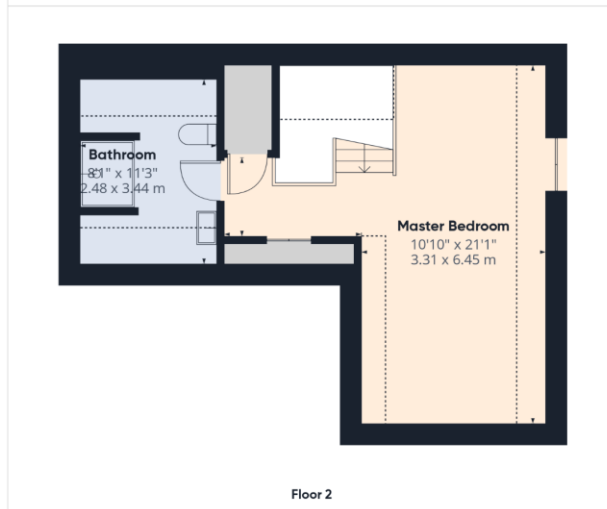
Luxury vinyl flooring, ceiling light point, chrome heated towel rail, low level wc, cabinet mounted hand wash basin and large shower cubicle with sliding glass door and wall mounted thermostatic mixer shower.

Externally:

Tarmac driveway and path leading to front door with space for two vehicles and EV charging point, low level metal fenced garden with artificial grass lawn. path leading to rear garden with composite gate door.

Landscaped rear garden with patterned imprinted patio with steps leading to grass lawn.





PETER ANTHONY
EST 1986

COUNCIL TAX BAND

Tax band - TBC

TENURE

Freehold

LOCAL AUTHORITY

Manchester City Council

Approximate total area⁽¹⁾
1255 ft ²
116.5 m ²
Reduced headroom
98 ft ²
9.1 m ²

Awaiting EPC

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

OFFICE
834 Stockport Road
Levenshulme
Manchester
M19 3AW

T: 0161 441 5019
E: property@peteranthony.co.uk

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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