



PETER
ANTHONY
EST 1986

Cringle Road, Levenshulme,
Manchester, M19 2RQ

Asking Price: £390,000

Fantastic Property
Well Presented Through Out
Two Reception Rooms
Modern Open Plan Kitchen & Dining Room
Modern Bathroom
Converted Attic
Detached Garage With Driveway
Well Presented Front & Rear Gardens
Freehold



Discover this beautifully presented three-bedroom semi-detached home offering 1,080 sq. ft. of stylish and versatile living space. Set on a generous plot, the property features large, well-maintained front and rear gardens, a private garage, and a contemporary interior perfect for modern family living.

The ground floor boasts two inviting reception rooms and a conservatory, ideal for both relaxing and entertaining. At the heart of the home is a modern open-plan kitchen and dining area, complete with sleek fittings and ample space for family meals and gatherings.

Upstairs, you'll find three well-proportioned bedrooms and a family bathroom, while a professionally converted attic offers additional versatility—perfect as a home office, guest suite, or creative space.

Outside, the property continues to impress with a beautifully landscaped rear garden ideal for outdoor dining and play, and a spacious front garden with gated access. The property also benefits from a detached

garage to rear of property with driveway.

This freehold property combines modern comfort, generous space, and excellent kerb appeal, making it a superb choice for growing families or anyone seeking a stylish and practical home in a desirable location.

Ground Floor

Porch:

uPVC double glazed door to front elevation.

Entrance Hall:

Wood engineered flooring, ceiling light point and radiator.

Living Room:

12'6" x 10'3" (3.8m x 3.12m):

uPVC double glazed bay fronted window to front elevation, wood engineered flooring, ceiling light point, radiator and gas fire.

Open Plan Kitchen and Dining Room:

19'5" x 12'10" (5.92m x 3.9m):

uPVC double glazed windows to rear and side elevation, uPVC double glazed patio doors leading to rear garden, wood engineered flooring, ceiling light points, a range of high gloss base and wall units with hard wood work-surface, stainless steel sink with drainer and mixer tap, five ring gas hob, electric oven and wall mounted extractor hood.

Conservatory:

9'6" x 8'7" (2.9m x 2.62m):

uPVC double glazed windows to three aspects, uPVC double glazed patio doors leading to rear garden, tiled flooring and ceiling light point.

WC:

4'7" x 2'2" (1.4m x 0.66m):

uPVC double glazed window to side elevation, ceiling light point, low level wc and hand wash basin with mixer tap.

First Floor**Stairs & Landing****Bedroom One:**

12'10" x 12'9" (3.9m x 3.89m):

uPVC double glazed window to rear elevation, stripped wood flooring, ceiling light point, radiator and full length fitted wardrobes with sliding doors.

Bedroom Two:

10'5" x 10'5" (3.18m x 3.18m):

uPVC double glazed window to front elevation, vinyl flooring, ceiling light point and radiator.

Bedroom Three:

8'11" x 7'7" (2.72m x 2.3m):

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

Bathroom:

8'8" x 6'8" (2.64m x 2.03m):

uPVC double glazed window to rear elevation, tiled flooring, ceiling light point, heated towel rail, white four piece bathroom suite comprising of low level wc, cabinet mounted hand wash basin, free standing bath with mixer tap, large walk in shower cubicle with wall mounted dual head electric shower.

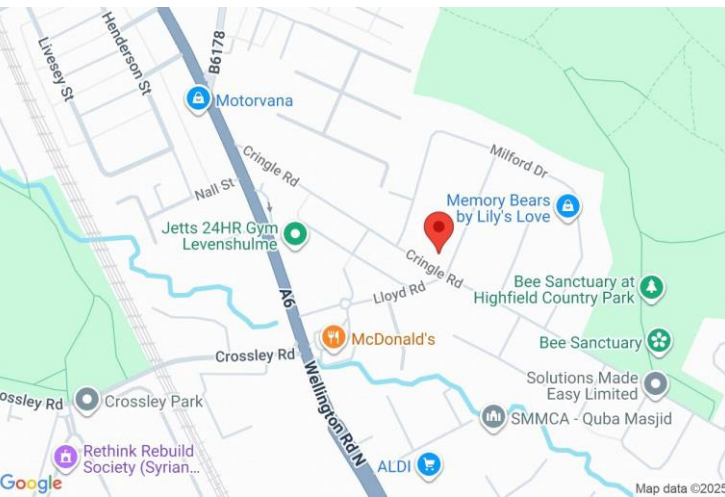
Attic Room:

Accessed via pull down loft ladders, Velux window to front elevation and recessed ceiling spot lights.

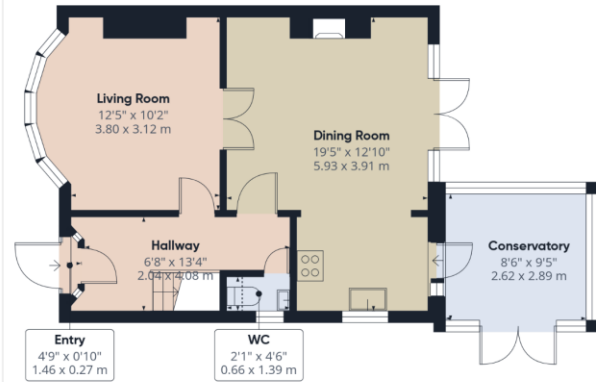
Externally:

Well presented front garden with gated access leading to brick paved path, raised flower beds and double gate leading to stone chipped driveway.

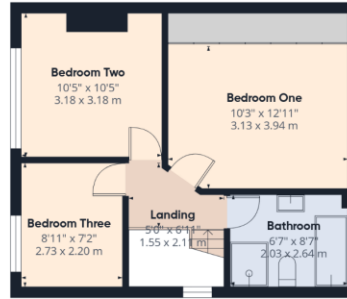
Large well presented rear garden to two sides with decked patio and flower beds, gated access leading to detached garage and flagged paved driveway.



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Ground Floor



Floor 1



Floor 2

Approximate total area¹⁾

1080 ft²
100.4 m²

Reduced headroom

33 ft²
3 m²

(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

COUNCIL TAX BAND

Tax band C

TENURE

Freehold

LOCAL AUTHORITY

Manchester City Council

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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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 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