



PETER
ANTHONY
EST 1986

Dunstable Street, Levenshulme,
Manchester, M19 3BU

Asking Price: £230,000

Two Bedrooms
Two Reception Rooms
Highly Sought After Location
Well Maintained
Perfect For First Time Buyer
Chain Free
Viewing Advised



Nestled in a sought-after neighbourhood, this period terraced house offers 608 sq ft of living space. With 2 bedrooms and 2 reception rooms, it's ideal for a small family or professionals seeking a comfortable home.

The property is designed to maximise natural light, creating a bright and inviting ambience. Well-maintained and tastefully decorated, the house also features a private outside space, perfect for relaxation or entertaining. Convenient on-street parking ensures easy access for residents and guests.

This property is available chain-free, providing a smooth buying process for prospective owners.

Don't miss out on the opportunity to call this house your new home. Contact us today to schedule a viewing and explore all the fantastic

features this property has to offer.

Ground Floor

Living Room:

12'4" x 10'10" (3.76m x 3.3m):

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

Dining Room:

12'8" x 9'11" (3.86m x 3.02m):

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

Kitchen:

12'8" x 5'5" (3.86m x 1.65m):

uPVC double glazed window and door to side elevation, tiled flooring, radiator, ceiling light point, a range of base and wall units with roll top work-surface and tiled splash back, stainless steel sink with drainer and mixer tap, four ring halogen hob and integrated electric oven.

First Floor

Stairs & Landing

Bedroom One:

12'7" x 10'9" (3.84m x 3.28m):

uPVC double glazed window to front elevation, carpet, radiator, ceiling light point and decorative cast iron fireplace.

Bedroom 2:

6'1" x 9'11" (1.85m x 3.02m):

Small garden with gated access to front elevation.
Enclosed rear yard with gated access to rear alley.

Bedroom Two:

9'11" x 6'1" (3.02m x 1.85m):

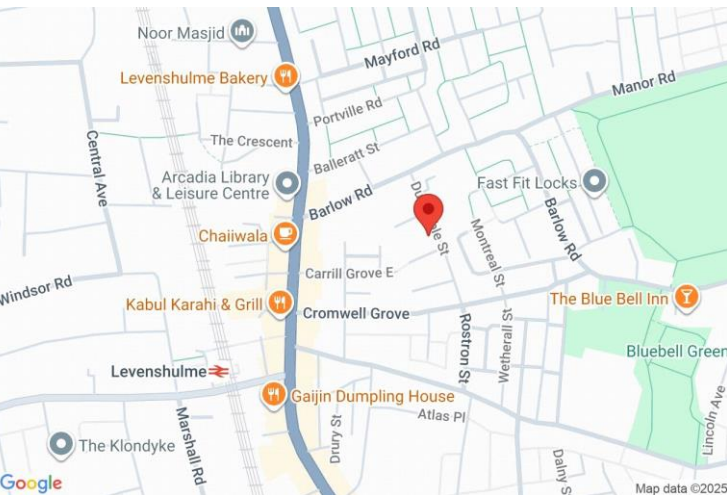
uPVC double glazed window to rear elevation, carpet, radiator and ceiling light point.

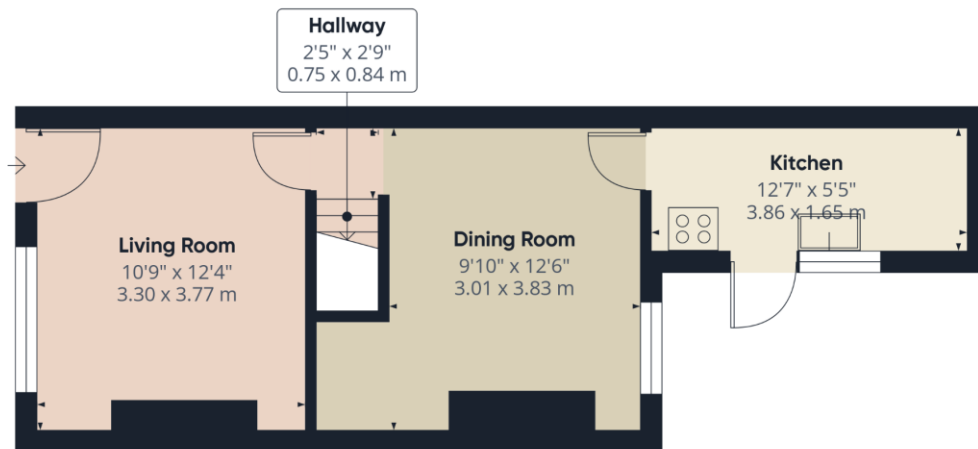
Bathroom:

7' x 6'1" (2.13m x 1.85m):

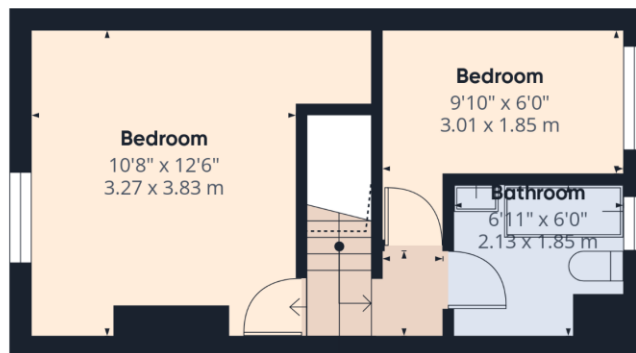
uPVC double glazed window to rear elevation, tiled flooring, tiled walls, ceiling light fitting, white three piece bathroom suite comprising of low level wc, pedestal hand wash basin and panelled bath with wall mounted electric shower.

Externally:





Ground Floor



Floor 1

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Approximate total area⁽¹⁾
608 ft²
56.5 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 A

TENURE

Leasehold 873 years 11 months

LOCAL AUTHORITY

Manchester City Council

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	64 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 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