



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):

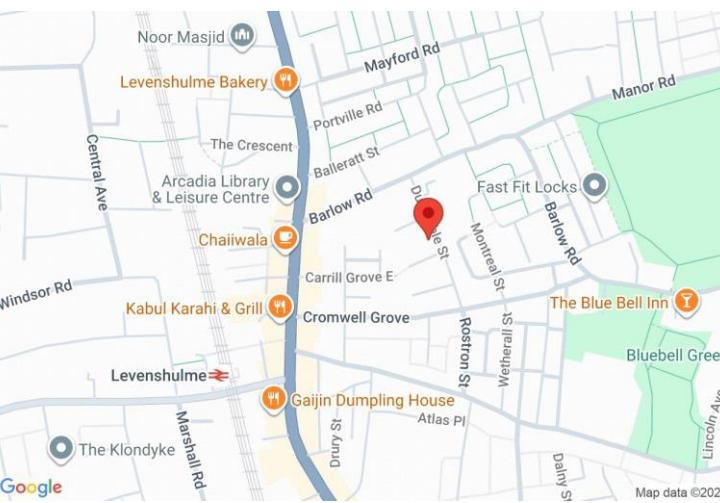
uPVC double glazed window to rear elevation, carpet, radiator and ceiling light point.

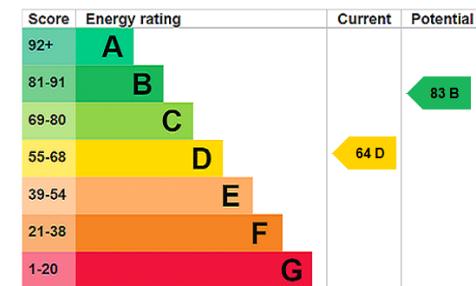
### **Bathroom:**

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:**





## 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 and not to scale. Measurements are approximate and not to scale. This floor plan is intended for illustration only.