



PETER  
ANTHONY  
EST 1986

Fairbourne Road, Levenshulme,  
Manchester, M19 3HU

Asking Price: £290,000

Fantastic Property  
Three Bedrooms  
Two Reception Rooms  
Freehold  
Highly Sought After Location  
Rear Garden  
Viewing Advised



**Presenting this attractive period terraced house in a sought-after location! This inviting property boasts a spacious 909 sq ft layout, featuring 3 bedrooms and 2 reception rooms.**

**The well-maintained interior exudes a welcoming ambiance, with plenty of natural light flooding in. Perfect for entertaining or relaxing with loved ones, this property offers a comfortable living space. Additionally, the outdoor area provides a delightful spot for al fresco dining or enjoying a morning coffee.**

**Situated in a desirable neighbourhood, this residence is conveniently located near local amenities, schools, and transport links. Don't miss the opportunity to make this bright and inviting house your new home.**

**Contact us today to arrange a viewing and**

**experience the appeal of this property for yourself.**

#### **Ground Floor**

##### **Entrance Hall:**

uPVC door to front elevation, laminate flooring, ceiling light point and radiator.

##### **Living Room:**

13'7" x 10'5" (4.14m x 3.18m):

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

##### **Dining Room:**

11'11" x 11'2" (3.63m x 3.4m):

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

##### **Kitchen:**

10'11" x 9'3" (3.33m x 2.82m):

uPVC double glazed windows to side elevation, laminate flooring, 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 gas hob, integrated electric oven, dishwasher and extractor hood.

##### **Bathroom:**

7'8" x 5'11" (2.34m x 1.8m):

uPVC double glazed window to side elevation, vinyl flooring, ceiling light point, chrome heated towel rail, low level wc, pedestal hand wash basin and P-shaped

bath with thermostatic mixer shower and glass shower screen.

#### **Hallway:**

uPVC door to side elevation, laminate flooring and ceiling light point.

#### **First Floor**

##### **Bedroom One:**

14'1" x 12' (4.3m x 3.66m):

uPVC double glazed windows to front elevation, ceiling light point, radiator and laminate flooring.

##### **Bedroom Two:**

11'11" x 9'1" (3.63m x 2.77m):

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

##### **Bedroom Three:**

11'11" x 9'1" (3.63m x 2.77m):

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

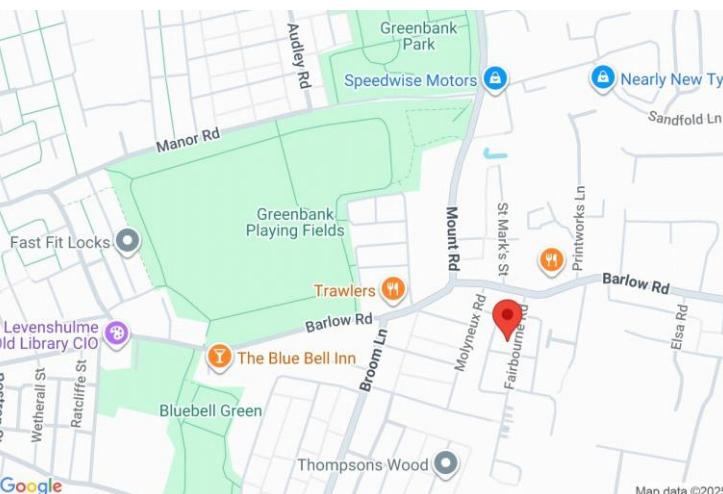
##### **WC:**

6'2" x 3'5" (1.88m x 1.04m):

uPVC double glazed window to side elevation, vinyl flooring, ceiling light point, chrome heated towel rail, low level wc and hand wash basin.

##### **Externally:**

Small garden to front of property with path leading to front door. Enclosed rear yard with flagged patio, raised flower beds and gated access to rear alley.





## 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 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