



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.

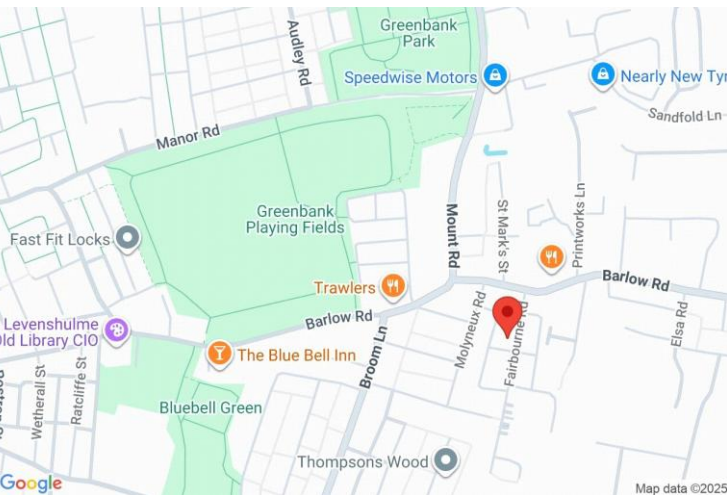
WC:

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.



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Approximate total area⁽¹⁾
909 ft²
84.5 m²

(1) Excluding balconies and terraces

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

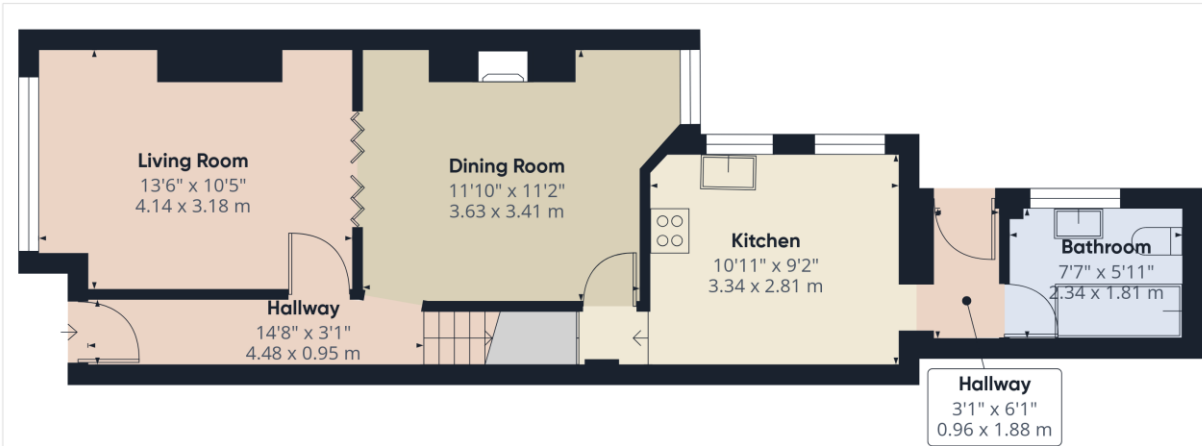
TENURE

Freehold

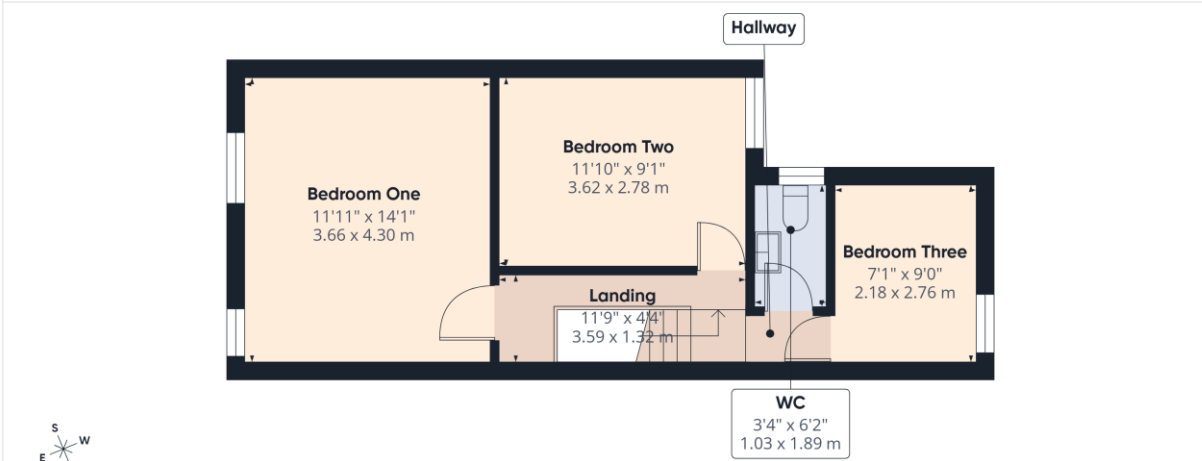
LOCAL AUTHORITY

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Awaiting EPC



Ground Floor



Floor 1



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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