



PETER
ANTHONY
EST 1986

Cuthbert Avenue, Levenshulme,
Manchester, M19 3DG

Asking Price: £270,000

Fantastic Property
Three Bedrooms
Two Reception Rooms
894 sq ft Of Living Space
Highly Sought After Location
Well Maintained Through Out
Viewing Highly Recommended



Presenting this charming 3-bedroom terraced house, located in a sought-after neighbourhood. Boasting a generous 894 sq ft of living space, this well-maintained property features two reception rooms, offering ample space for entertaining or relaxing. The house is filled with natural light, creating a bright and inviting atmosphere throughout.

Conveniently situated, this property benefits from easy access to local amenities, schools, and transport links, making it an ideal choice for families or professionals. Additionally, the house includes outside space perfect for al fresco dining or enjoying the sunshine.

With on-street parking available, this property combines comfort, convenience, and style, creating the perfect place to call home. Don't miss out on this fantastic opportunity – schedule a



viewing today!

Ground Floor

Entrance Hall:

Composite door to front elevation, wood engineered flooring, ceiling light fitting and radiator.

Living Room:

11'2" x 10'11" (3.4m x 3.33m):

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

Dining Room:

13'1" x 12' (4m x 3.66m):



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

Kitchen:

11'8" x 8'10" (3.56m x 2.7m):

uPVC double glazed window to rear and side elevation, uPVC double glazed door to side elevation, vinyl flooring, ceiling light point, radiator, a range of base and wall units with roll top work-surface, tiled splash back stainless steel sink with drainer and wall mounted extractor hood.

First Floor

Stairs & Landing

Bedroom One:

15'1" x 11' (4.6m x 3.35m):

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

Bedroom Two:

13' x 9'5" (3.96m x 2.87m):

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

Bedroom Three:

8'9" x 5'8" (2.67m x 1.73m):

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

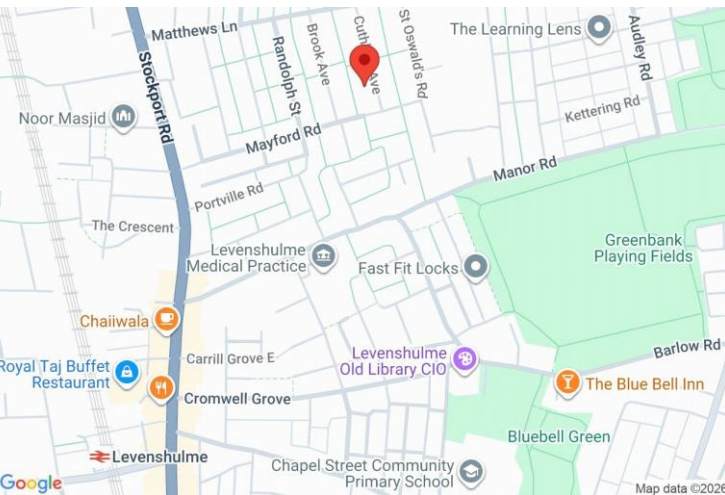
Bathroom:

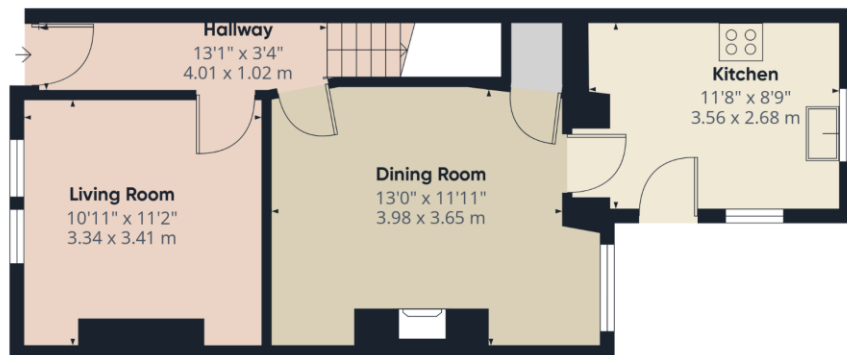
6'3" x 5'8" (1.9m x 1.73m):

uPVC double glazed window to side elevation, vinyl flooring, ceiling light point, chrome heated towel rail, white three piece bathroom suite comprising of low level wc, pedestal hand wash basin and panelled bath with dual head thermostatic mixer shower and glass shower screen.

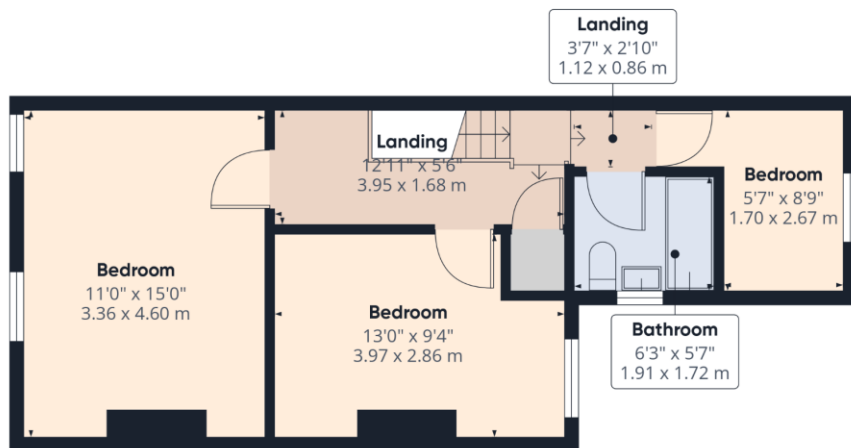
Externally:

Gated access to front of property with small walled garden with flower beds. Enclosed rear yard with paved patio and gated access to rear alley.





Ground Floor



Floor 1



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Approximate total area⁽¹⁾
894 ft²
82.9 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

Leasehold 987 years 5 months

LOCAL AUTHORITY

Manchester City Council

Awaiting EPC

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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