



PETER
ANTHONY
EST 1986

Langthorne Street, Levenshulme,
Manchester, M19 2GR

Offers Over: £270,000

Three Bedrooms
Two Reception Rooms
Freehold & Chain Free
Highly Sought After Location
Viewing Advised



Rare opportunity to acquire this delightful terraced house, boasting 3 bedrooms and 2 reception rooms, all within a spacious 857 sq ft of living space. This charming property is offered freehold and chain-free, situated in a highly sought-after location. It provides easy access to local amenities and transport links.

Featuring a charming outdoor space, ideal for outdoor activities or entertaining guests, this well-maintained and versatile home offers on-street parking for convenience. This property is perfect for those seeking a comfortable living space in a desirable neighbourhood.

Don't miss out on securing this freehold, chain-free property. Contact us today to schedule a viewing and make this house your future home.

Ground Floor

Entrance Hall:

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

Living Room:

13'7" x 10'8" (4.14m x 3.25m):

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

Dining Room:

12'3" x 11'4" (3.73m x 3.45m):

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

Kitchen:

13'1" x 8'4" (4m x 2.54m):

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

First Floor

Bedroom One:

14'3" x 11'1" (4.34m x 3.38m):

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

Bedroom Two:

12'4" x 8'11" (3.76m x 2.72m):

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

Bedroom Three:

8'4" x 6'6" (2.54m x 1.98m):

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

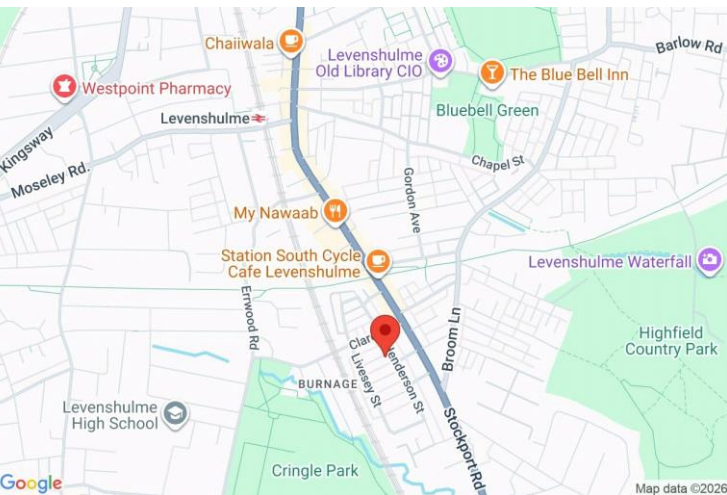
Bathroom:

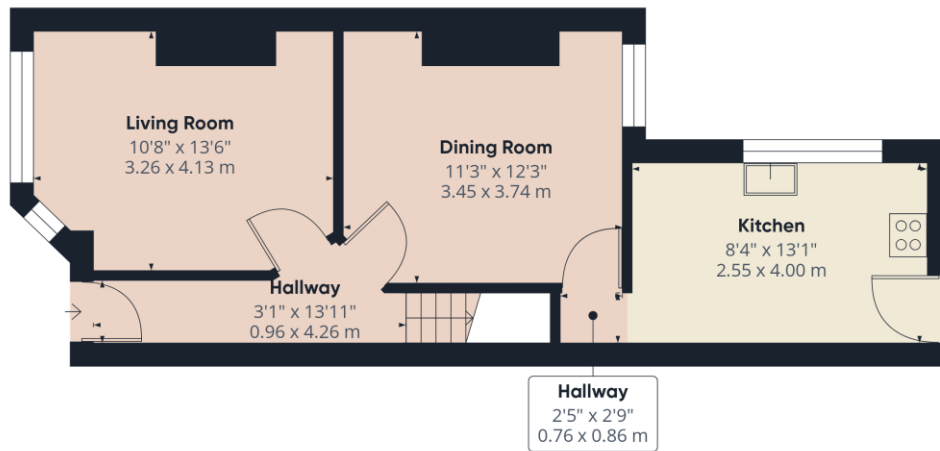
6'4" x 5'6" (1.93m x 1.68m):

uPVC double glazed window to side elevations, tiled 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 wall mounted thermostatic mixer shower.

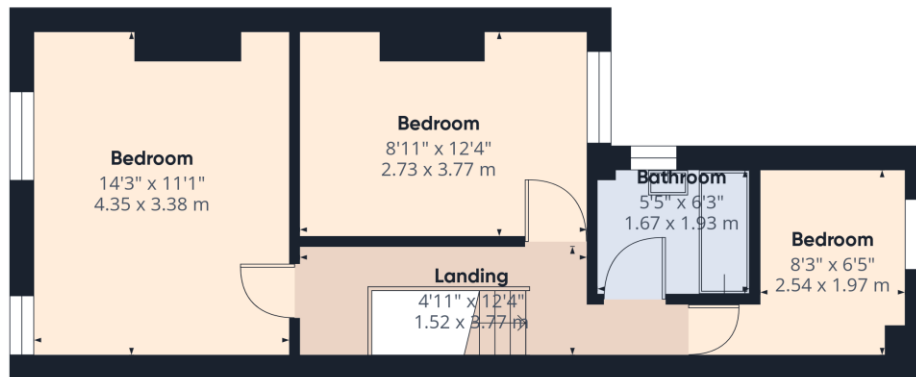
Externally:

Enclosed yard to rear of property with gated access to rear alley.





Ground Floor



Floor 1



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Approximate total area⁽¹⁾
857 ft²
79.6 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

Manchester City Council

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	65 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 and 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