



PETER  
ANTHONY  
EST 1986

Langland Close, Levenshulme,  
Manchester, M19 3YN

Asking Price: £280,000

Three Bedroom Detached Home  
Two Reception Rooms  
High Standard & Well Presented  
Through Out  
No Chain  
Front & Rear Gardens  
Off Road Parking For Two Cars  
Highly Sought After Location  
Viewing Advised



Welcome to this stunning modern detached house located in a sought-after neighbourhood. Boasting 741 sq ft of living space, this property offers a perfect blend of contemporary design and functionality. The house comprises three bedrooms, two reception rooms, providing ample space for comfortable living and entertaining.

Step inside to discover a bright and inviting interior, characterised by modern finishes and well-maintained features throughout. The property also comes with a charming garden, perfect for enjoying outdoor leisure time, and convenient off-street parking.

This residence is ideal for those seeking a stylish and comfortable home in a desirable location. Don't miss the opportunity to make this house your own and enjoy the convenience and luxury it has to offer. Contact us today to arrange a viewing

and make this property your new home.

#### Ground Floor

##### Entrance Hall:

Wooden glazed door to front elevation, carpet, radiator and ceiling light point.

##### Living Room:

13'11" x 12'4" (4.24m x 3.76m):

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

##### Dining Room:

10'7" x 2.21m (3.23m x 2.21m):

uPVC double glazed patio door to rear elevation, ceiling light point and radiator.

##### Kitchen:

10'7" x 7'11" (3.23m x 2.41m):

uPVC double glazed windows and door to rear elevation, linoleum flooring, ceiling light point, a range of base and wall units with roll top work-surface, tiled splash back, stainless steel with drainer and mixer tap, four ring halogen hob, integrated electric oven and wall mounted extractor hood.

#### First Floor

##### Stairs & Landing

##### Bedroom One:

13'8" x 8'11" (4.17m x 2.72m):

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

### **Bedroom Two:**

11'1" x 8'6" (3.38m x 2.6m):

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

### **Bedroom Three:**

8' x 6'8" (2.44m x 2.03m):

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

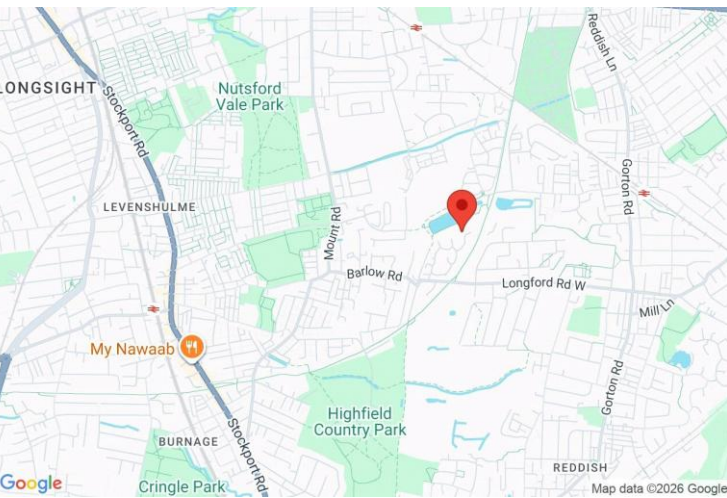
### **Bathroom:**

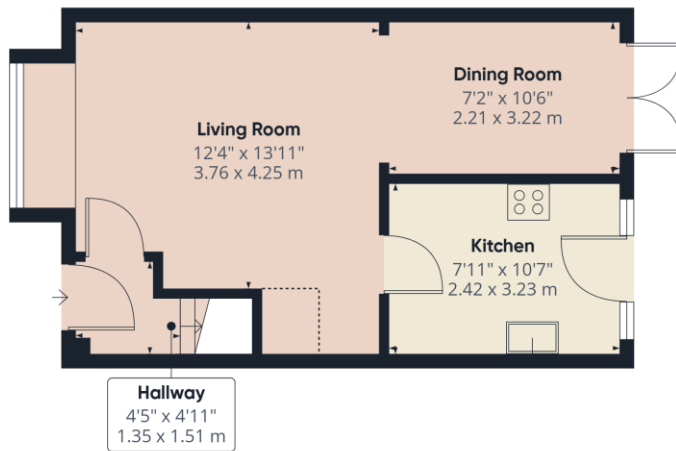
7'6" x 6'2" (2.29m x 1.88m):

uPVC double glazed windows to front and side elevation, linoleum flooring, ceiling light point, chrome heated towel rail, white three piece bathroom suite comprising of low level wc, cabinet mounted hand wash basin, panelled bath with shower off mixer tap and glass shower screen.

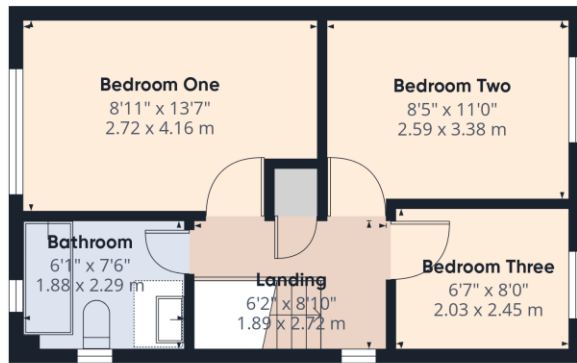
### **Externally:**

Driveway to front of property with parking for at least two cars and grass lawn. To the rear you will find two brick paved patio areas, grass lawns and wooden shed.





Ground Floor



Floor 1



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Approximate total area<sup>1)</sup>

741 ft<sup>2</sup>  
68.8 m<sup>2</sup>

Reduced headroom

7 ft<sup>2</sup>  
0.7 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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 C

**TENURE**

Leasehold 966 years 3 months

**LOCAL AUTHORITY**

Stockport Council

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**OFFICE**

834 Stockport Road  
Levenshulme  
Manchester  
M19 3AW

**T:** 0161 441 5019

**E:** [property@peteranthony.co.uk](mailto:property@peteranthony.co.uk)

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