



PETER
ANTHONY
EST 1986

Balleratt Street, Levenshulme,
Manchester, M19 3DF

Asking Price: £250,000

Fantastic Property
Two Double Bedrooms
Two Reception Rooms
Great Condition
Central Levenshulme Location
Perfect For First Time Buyer
Viewing Advised



Situated in a highly sought-after location, this charming period terraced house, offered chain-free with freehold tenure, presents an ideal opportunity for first-time buyers. Boasting two double bedrooms and two reception rooms spread over 1,028 sq ft, this property seamlessly combines character features with modern living. The well-maintained interior exudes a stylish charm, creating a warm and welcoming atmosphere throughout.

With a lovely outside space for al fresco dining and convenient on-street parking, this home offers both comfort and practicality. Its prime location provides easy access to local amenities, schools, and transport links, making it a perfect choice for those seeking a stylish living space in a desirable area.

Don't miss out on the chance to make this property

your own and enjoy the best of modern living in a period setting.

Ground Floor

Entrance Hall:

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

Living Room:

11'10" x 10'10" (3.6m x 3.3m):

uPVC double glazed bay fronted window, stripped wood flooring, radiator and ceiling light point.

Dining Room:

11'11" x 10'4" (3.63m x 3.15m):

uPVC double glazed patio door to rear garden, stripped wood flooring, radiator and ceiling light point.

Kitchen:

9'4" x 7'11" (2.84m x 2.41m):

uPVC double glazed windows to side and rear elevation, a range of base and wall units with roll top work surface, tiled splash back, stainless steel sink with drainer, four ring gas hob, electric oven and chrome wall mounted extractor hood.

First Floor

Stairs & Landing

Bedroom One:

13'9" x 11'11" (4.2m x 3.63m):

uPVC double glazed window to front elevation, ceiling light point, carpet, radiator and feature cast iron fireplace.

Bedroom Two:

12' x 9'7" (3.66m x 2.92m):

uPVC double glazed window to rear elevation, ceiling light point, carpet, radiator and feature cast iron fireplace.

Bathroom:

9'3" x 7'11" (2.82m x 2.41m):

uPVC double glazed window to side elevation, tiled flooring, ceiling light point, chrome heated towel rail, white three-piece bathroom suite comprising of low level wc, pedestal hand wash basin, panelled bath with wall mounted thermostatic mixer shower.

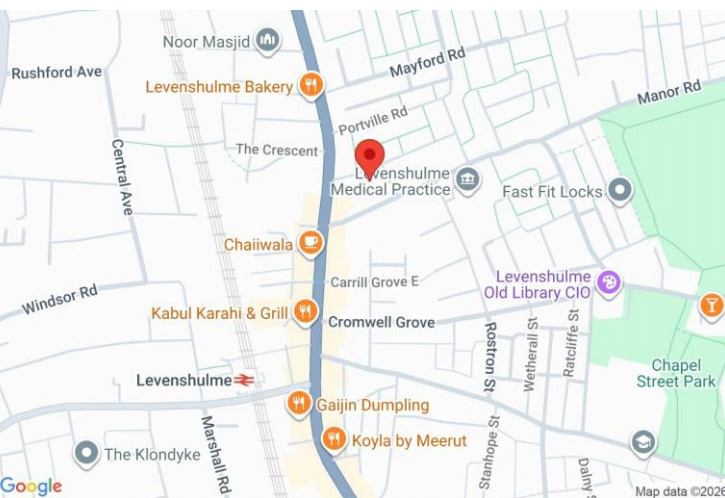
Cellar

Cellar Chamber:

15' x 12' (4.57m x 3.66m):

Externally:

Enclosed rear garden with gated access to rear alley.





COUNCIL TAX BAND

Tax band A

TENURE

Freehold

LOCAL AUTHORITY

Manchester City Council

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	66 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 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