



PETER  
ANTHONY  
EST 1986

Belper Terrace, Levenshulme,  
Manchester, M19 3QB

Offers Over: £375,000

Limited Time Only £375,000  
Brand New Stunning Luxury Family Home  
Four Double Bedrooms  
Two Bathrooms  
Landscaped Rear Garden  
EV Charging Point & Solar Panels  
Off Road Parking For Two Cars  
Highly Sought After Location  
Viewing Essential



**LIMITED RELEASE – ONLY 3 PLOTS AVAILABLE |  
£375,000**

Phase Two is now complete and, to mark the final release, just three four bedroom semidetached homes are available at a fixed price of £375,000. These plots are offered on a first come, first served basis and represent the final opportunity to purchase within this exclusive newbuild development.

Located in the heart of Levenshulme, this beautifully designed family home combines contemporary styling with practical, high quality finishes throughout. The accommodation comprises four well proportioned double bedrooms, two modern bathrooms, and a convenient downstairs WC. The layout is bright and spacious, designed to suit modern family living.

The property benefits from a landscaped rear garden, ideal for outdoor entertaining or family use, along with private offroad parking. Sustainability has been carefully considered, with each home featuring solar panels and

an EV charging point to support efficient, future focused living.

The development is positioned within a popular residential area, offering easy access to local shops, cafés, parks, schools, and excellent transport links into Manchester city centre.

Early viewing is recommended as interest is expected to be high and availability is strictly limited.

**Ground Floor**

**Entrance Hall:**

Composite door to side elevation, herringbone Karndean flooring, ceiling light point and radiator.

**Living Room:**

12'8" x 11'2" (3.86m x 3.4m):

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

**Kitchen/Diner:**

17'1" x 13'6" (5.2m x 4.11m):

uPVC double glazed patio door and window to rear elevation, Herringbone Karndean flooring, ceiling light point, a range of base and wall units with work-surface and splash back, one and half sink with drainer and mixer tap, Bosch five ring gas hob, two integrated Bosch electric ovens and wall mounted extractor hood. Integrated Lemona fridge/freezer, dishwasher, washing machine and Navien combi boiler.

**WC:**

7' x 3'10" (2.13m x 1.17m):

uPVC double glazed window to rear elevation, Herringbone Karndean flooring, ceiling light point, chrome heated towel rail, low level wc and cabinet mounted corner hand wash basin with mixer tap.

## First Floor

### Stairs & Landing

#### Bedroom Two:

12'8" x 11'3" (3.86m x 3.43m):

uPVC sliding patio doors with Juliette balcony to front elevation, uPVC double glazed window to side elevation, carpet, radiator and ceiling light point.

#### Bedroom Three:

10'2" x 8'9" (3.1m x 2.67m):

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

#### Bedroom Four:

12' x 6'11" (3.66m x 2.1m):

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

#### Bathroom:

7'11" x 6'2" (2.41m x 1.88m):

uPVC double glazed window to side elevation, luxury vinyl flooring, ceiling light point, aqua board walls to all sides, chrome heated towel rail, white four piece bathroom suite comprising of low level wc, cabinet mounted hand wash basin with mixer tap, panelled bath with shower off taps and corner shower cubicle with thermostatic mixer shower.

## Second Floor

#### Master Bedroom:

21'2" x 10'10" (6.45m x 3.3m):

Velux window to rear elevation, carpet, radiator, ceiling light point and two build in storage spaces.

#### En- Suite Shower Room:

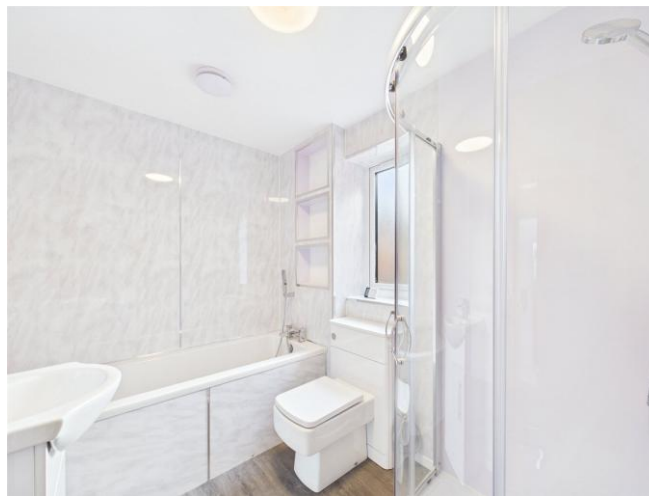
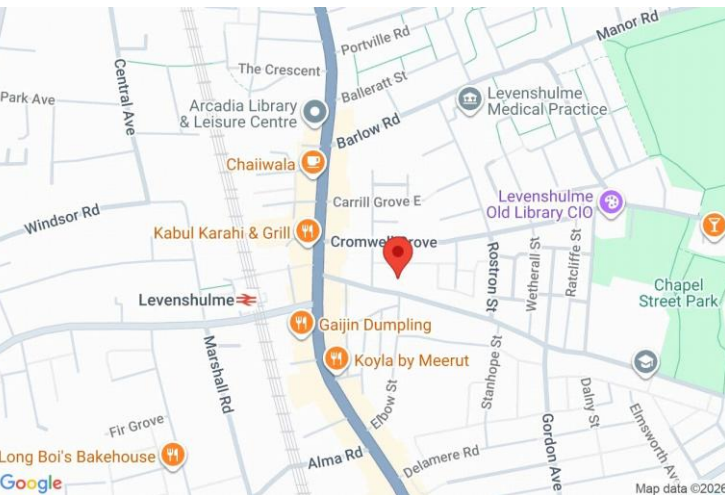
Luxury vinyl flooring, ceiling light point, chrome heated towel rail, low level wc, cabinet mounted hand wash basin and large shower cubicle with sliding glass door and wall mounted thermostatic mixer shower.

#### Externally:

Tarmac driveway and path leading to front door with space for two vehicles and EV charging point, low level metal fenced garden with artificial grass lawn. path leading to rear garden with composite gate door.

Landscaped rear garden with patterned imprinted patio with steps leading to grass lawn.

Solar panels to roof.





### COUNCIL TAX BAND

Tax band TBC

### TENURE

Freehold

### LOCAL AUTHORITY

Manchester City Council

Awaiting EPC

### OFFICE

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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