



PETER  
ANTHONY  
EST 1986

Chapel Street, Levenshulme,  
Manchester, M19 3QB

Asking Price: £375,000

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  
Awaiting EPC



**A Rare Opportunity to own This Stunning Family Home in the Heart of Levenshulme**

Welcome to this exceptional four-bedroom semi-detached home, beautifully positioned within an exclusive new-build development in one of Levenshulme's most sought-after neighbourhoods. Combining elegant design with modern comfort, this property is the perfect setting for family life.

Step inside to discover a spacious, light-filled interior where every detail has been crafted with style and quality in mind. The home features four generous double bedrooms and two sleek, contemporary bathrooms, offering the perfect balance of space and sophistication for today's modern family.

The heart of the home flows effortlessly into the landscaped rear garden — ideal for summer barbecues, children's play, or relaxing evenings outdoors. Practicality meets sustainability with private off-street

parking, an EV charging point, and solar panels, ensuring your home is as efficient as it is elegant.

Set within a vibrant and welcoming community, this residence offers the best of both worlds — peaceful living with easy access to Levenshulme's independent shops, cafés, and excellent transport links to the city centre.

Homes of this calibre rarely come to market. Don't miss your chance to make this exquisite property your home. Contact us today to arrange your private viewing.

**Ground Floor**

**Entrance Hall:**

Composite door to side elevation, 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, 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, ceiling light point, a range of base and wall units with lwork-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, 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, radiator and ceiling light point.

#### Bedroom Four:

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

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

#### Bathroom:

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

uPVC double glazed window to side elevation, 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):

Carpet, radiator, ceiling light point and two build in storage spaces.

#### En- Suite Shower Room:

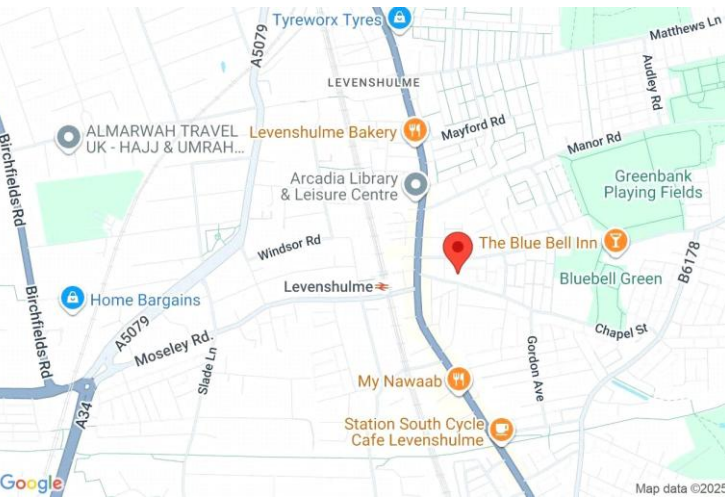
Ceiling light point, chrome heated towel rail, low level wc, cabinet mounted hand wash basin and large shower cubicle with sliding glass door and wall mounted thermostatic mixer shower.

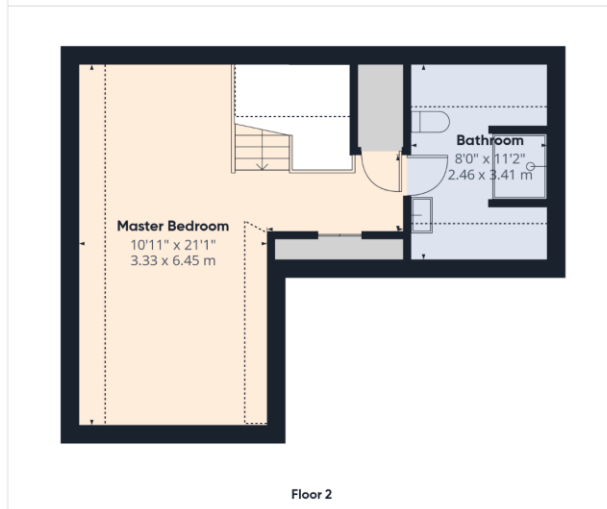
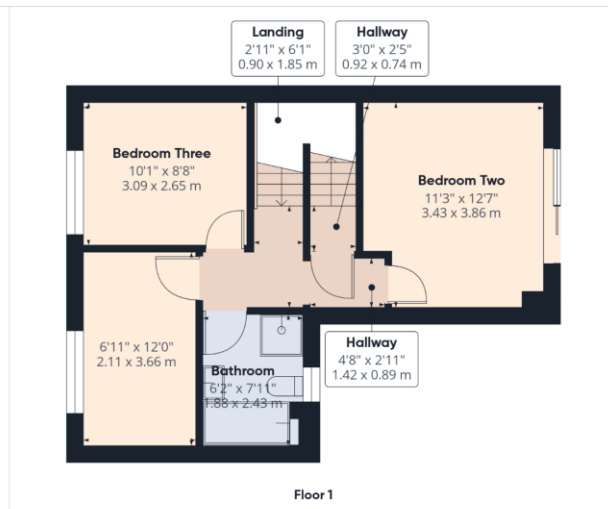
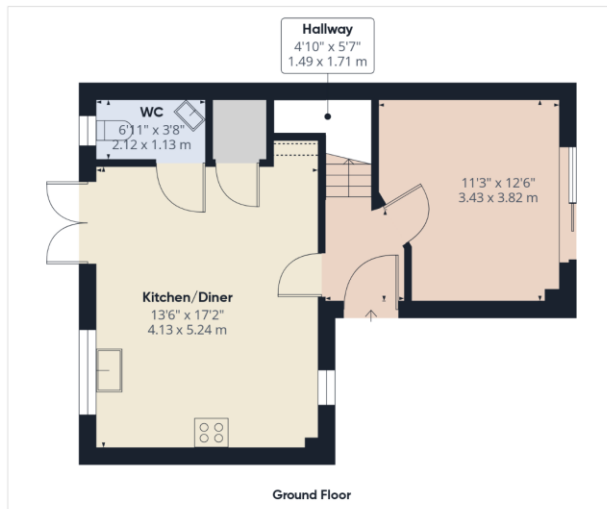
#### Externally:

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.





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**COUNCIL TAX BAND**

Tax band

**TENURE**

Freehold

**LOCAL AUTHORITY**

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

1242 ft<sup>2</sup>

115.4 m<sup>2</sup>

**Reduced headroom**

87 ft<sup>2</sup>

8 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

**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 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