



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



LAST ONE AVAILABLE | £375,000 | LARGE CORNER PLOT

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.

Welcome to your new family home in the heart of Levenshulme!

Tucked away in an exclusive new-build development, this fantastic semi-detached house with solar panels is the perfect place to put down roots. With four spacious double bedrooms and two modern bathrooms, there's plenty of room for the whole family to enjoy.

Bright, stylish, and thoughtfully designed, the home offers the best of modern living while still feeling cosy

and welcoming. The landscaped rear garden is ideal for summer barbecues or playtime, while the off-street parking with EV charger makes everyday life that little bit easier.

This is a home that combines comfort, convenience, and a touch of luxury – all in a location that's highly sought after for its community feel and great amenities.

Don't miss out on making this house your family's next chapter. Get in touch today to arrange a viewing – we'd love to show you around!

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 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, 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, 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, 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):

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

En- Suite Shower Room:

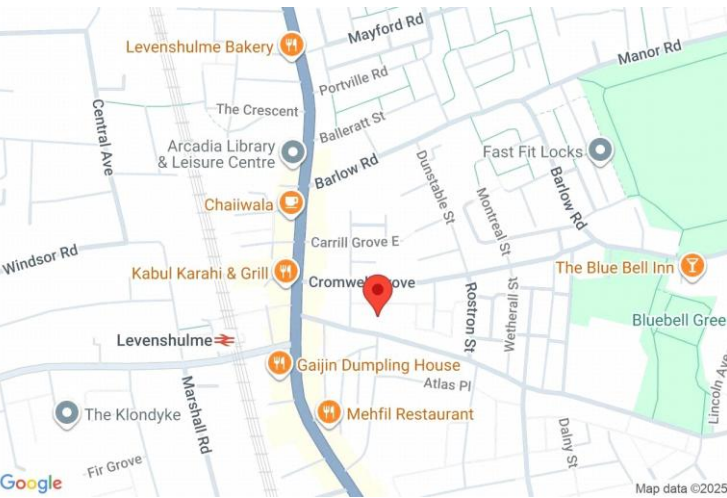
Ceiling light point, chrome heated towel rail, low level wc, cabinet mounted hand wash basin and large shower cubicle with sliding glass door and wall mounted thermostatic mixer shower.

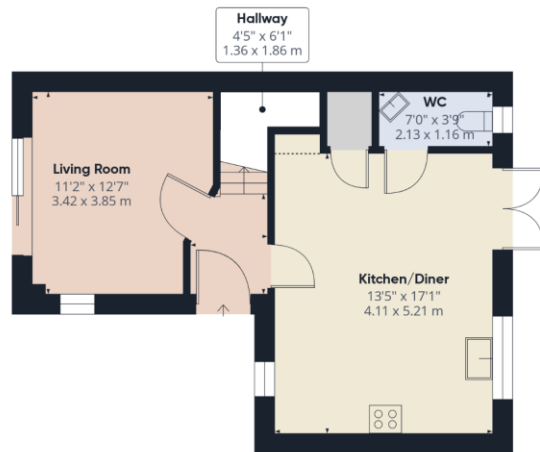
Externally:

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.

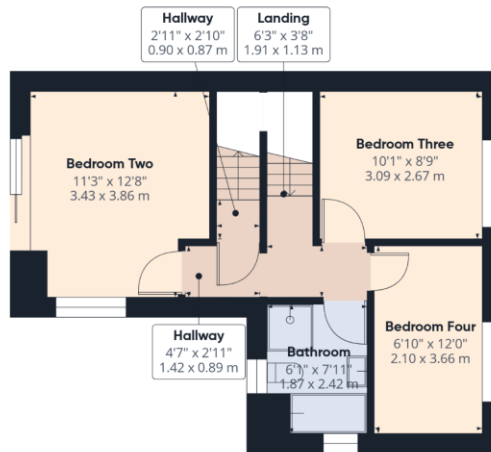
Landscaped rear garden with patterned imprinted patio with steps leading to grass lawn.

Solar panels to roof.

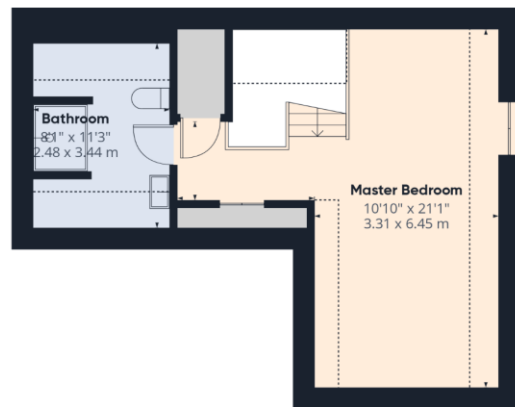




Ground Floor



Floor 1



Floor 2

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Approximate total area⁽¹⁾

1255 ft²
116.5 m²

Reduced headroom

98 ft²
9.1 m²

(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

Freehold

LOCAL AUTHORITY

C

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