



PETER
ANTHONY
EST 1986

Farrant Road, Longsight,
Manchester, M12 4PF

Asking Price: £395,000

Fantastic Property
Four Bedrooms
Two Reception Rooms
Modern Kitchen and Bathroom
1302 sqft Of Living Space
Off Road Parking
Large Rear Garden
Chain Free & Freehold



Presenting this stunning end of terrace house with a modern kitchen and bathroom, this spacious property boasts 1,302 sq ft of living space. With 4 bedrooms and 2 reception rooms, it is perfect for families or those who love to entertain.

Chain free and freehold, this charming home offers a bright and inviting atmosphere with ample natural light. Enjoy off-street and on-street parking, as well as a lovely garden area for relaxation or hosting gatherings.

Located in a highly sought-after area with easy access to amenities, schools, and transport links, this property is a rare find. Viewing is highly recommended to appreciate all this house has to offer.

Don't miss the opportunity to call this delightful property your new home. Contact us today to



arrange a viewing and experience the charm of this lovely property firsthand.

Ground Floor

Entrance Hall:

uPVC double glazed windows and door to front elevation, wood engineered flooring, ceiling light point and radiator.

Living Room:

24' x 10'11" (7.32m x 3.33m):

uPVC double glazed window to front elevation, wood engineered flooring, ceiling light point, radiators and gas fire.

Kitchen:



19'3" x 10'3" (5.87m x 3.12m):

uPVC double glazed window to rear elevation, wood engineered flooring, recessed ceiling spotlights, a range of high gloss base and wall units with marble effect quartz work-surface, inset sink with mixer tap, five ring gas hob, integrated electric oven, and extractor hood.

Rear reception Room:

12'8" x 9'4" (3.86m x 2.84m):

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

Back Reception Room:

12'4" x 9'9" (3.76m x 2.97m):

Access via sliding doors from living room, uPVC double glazed window and door to side elevation, vinyl flooring, ceiling light point and heated towel rail.

WC:

4'7" x 4'7" (1.4m x 1.4m):

uPVC double glazed window to front elevation, wood engineered flooring, ceiling light point, chrome heated towel rail, low level wc and cabinet mounted hand wash basin.

Bedroom Four/Office:

9'4" x 6'5" (2.84m x 1.96m):

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

First Floor

Stairs & Landing

Bedroom One:

15'3" x 11'1" (4.65m x 3.38m):

uPVC double glazed windows to front and rear elevation, wood engineered flooring, ceiling light point, radiator and fitted storage units.

Bedroom Two:

9'11" x 10'2" (3.02m x 3.1m):

uPVC double glazed windows to front and rear elevation, wood engineered flooring, ceiling light point and radiator.

Bedroom Three:

12'4" x 9'4" (3.76m x 2.84m):

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

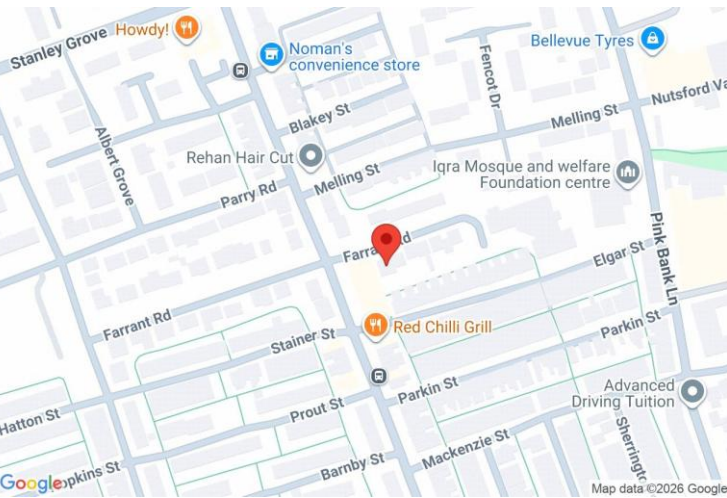
Bathroom:

10'2" x 8'6" (3.1m x 2.6m):

uPVC double glazed window to rear elevation, tiled floor and walls, recessed ceiling spotlights, chrome heated towel rails, white five piece bathroom suite comprising of modern oval free-standing bath, large walk in shower with thermostatic mixer shower, wall mounted hand wash basin, low level wc and bidet.

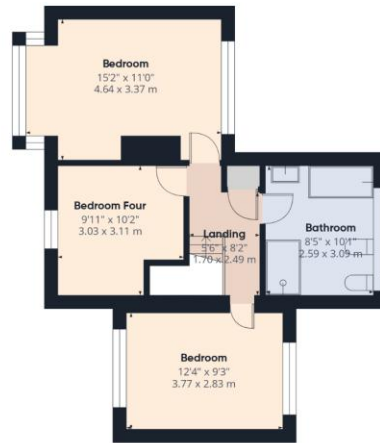
Externally:

Double gated access with paved flooring giving off road parking for one car. Enclosed rear garden with composite decking and cast concrete patio with raised flower beds.





Ground Floor



Floor 1



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Approximate total area⁽¹⁾
1302 ft²
121.1 m²

(1) Excluding balconies and terraces

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 A

TENURE

Freehold

LOCAL AUTHORITY

A

Awaiting EPC

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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