



PETER
ANTHONY
EST 1986

Collingwood Road, Levenshulme,
Manchester, M19 2AP

Asking Price: £410,000

Fantastic Property
Highly Sought After Location
Three Bedrooms
Two Reception Rooms
Well Presented Through Out
Large Rear Garden
Out Buidling With Potential
Off Road Parking
Viewing Essential



Introducing this charming period semi-detached house, boasting a spacious 900 sq ft of living space. With a large, well-presented garden to three sides and an outbuilding offering great storage potential, this property is a hidden gem.

The interior features three bedrooms, two reception rooms, and exudes a bright and airy ambiance throughout. Freehold and nestled in a highly sought-after location, this home offers easy access to local amenities and transport links. Enjoy the convenience of off-street parking and the versatility of the outbuilding, which has potential for multiple uses.

Don't miss the chance to own this delightful property - contact us now to arrange a viewing and experience the character and warmth it has to offer.



Entrance Hall

Entrance Hall:

uPVC double glazed window and door to front elevation, wood engineered flooring, ceiling light point, radiator and bespoke under stairs storage.

Living Room:

14'4" x 11'7" (4.37m x 3.53m):

uPVC double glazed bay fronted window to front elevation, wood engineered flooring, ceiling light point, radiator and gas fire with surround.

Open Plan Dining Room With Kitchen:

18'3" x 12'10" (5.56m x 3.9m):

uPVC double glazed windows and patio doors to rear elevation, wood engineered flooring, ceiling light



points, radiator, a range of base and wall units with oak effect laminate work-surface, tiled splash back, Inset 1.5-bowl composite sink with brass-effect mixer tap, four ring gas hob, integrated electric oven and extractor hood.

WC:

3'6" x 3'1" (1.07m x 0.94m):

uPVC double glazed window to side elevation, tiled flooring, ceiling light point, low level wc and corner hand wash basin with mixer tap.

First Floor

Stairs & Landing

Bedroom One:

14'4" x 11'7" (4.37m x 3.53m):

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

Bedroom Two:

12'8" x 10' (3.86m x 3.05m):

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

Bedroom Three:

8'1" x 7'6" (2.46m x 2.29m):

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

Bathroom:

6'1" x 6' (1.85m x 1.83m):

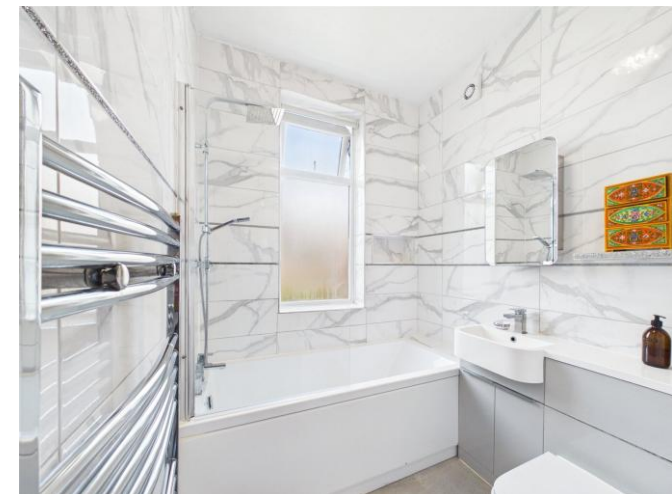
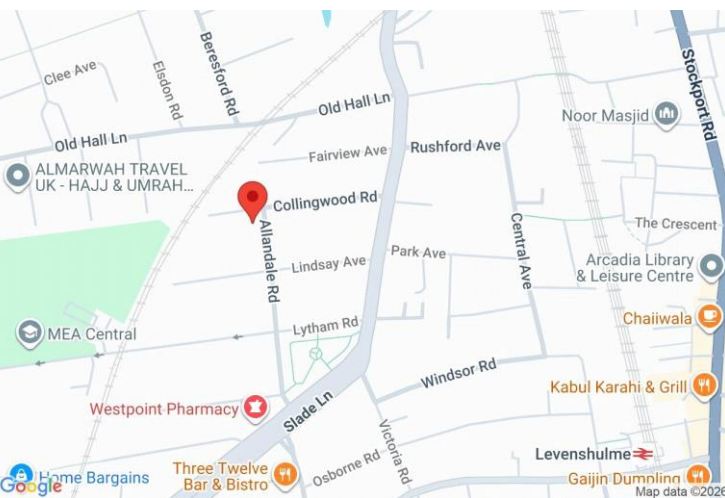
uPVC double glazed window to front elevation, tiled floor and walls, ceiling light point, chrome heated towel rail, low level wc, cabinet mounted hand wash basin, panelled bath with thermostatic mixer shower and glass shower screen.

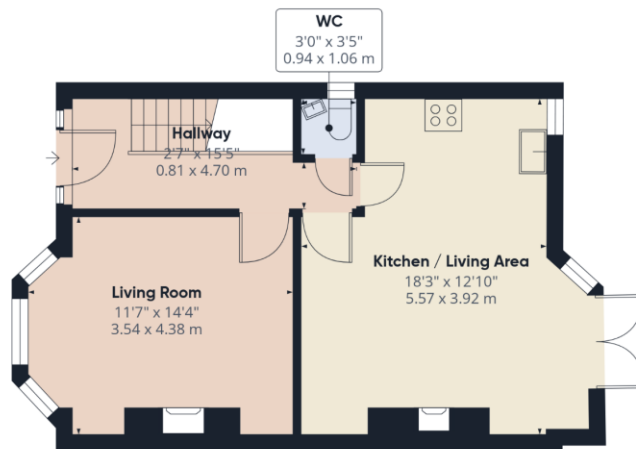
Externally:

Pressed concrete driveway with gated access to side and rear of property where you will find a spacious rear garden with patio areas, lawn and flower beds.

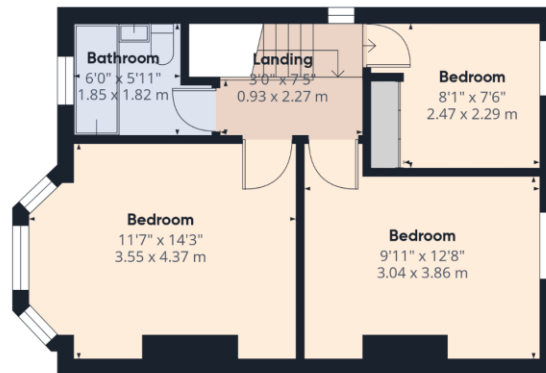
Out Building:

Good sized out building with uPVC double glazed door and window, ceiling light and concrete flooring. Ideal space for storage and potential to convert into home office/kids play space.





Ground Floor



Floor 1



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Approximate total area⁽¹⁾
900 ft²
83.5 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 C

TENURE

LOCAL AUTHORITY

Manchester City Council

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 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