



PETER
ANTHONY
EST 1986

Rushmere Avenue, Levenshulme,
Manchester, M19 3EH

Asking Price: £270,000

Fantastic Property
Three Bedrooms
End-of-terrace
Rear Garden
Open-plan Kitchen Diner
Highly Sought After Location
On Street Parking



A fantastic three-bedroom end-terraced property, ideally positioned on Rusholme Avenue in the ever-popular area of Levenshulme.

The property offers well-proportioned and versatile accommodation throughout, making it an ideal home for first-time buyers, couples or families.

Internally, the property briefly comprises an entrance hallway leading into a comfortable living room, providing a welcoming space to relax and unwind. To the rear is a bright and practical open-plan kitchen/diner, offering a sociable space for both everyday living and entertaining.

To the first floor are two well-sized double bedrooms, along with a further single bedroom which would also lend itself perfectly to use as a home office, nursery or occasional guest bedroom.

The accommodation is completed by a four-piece bathroom suite.

Externally, the property benefits from a well-maintained and enclosed courtyard garden, featuring a decking area and useful storage, providing a pleasant outdoor space which is easy to maintain.

The property is presented in good condition throughout, allowing the new owner to move in with little immediate work required.

Located within easy reach of the wide range of shops, amenities and transport links that Levenshulme has to offer, with excellent connections towards Manchester City Centre and surrounding areas.

An internal viewing is highly recommended to fully appreciate the accommodation and location on offer.

Ground Floor

Entrance Hall:

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

Living Room:

12'10" x 11' (3.9m x 3.35m):

uPVC double glazed bay fronted window to front elevation, wood engineered flooring, ceiling light point, radiator and decorative feature fire place.

Kitchen/Diner:

15'8" x 9'10" (4.78m x 3m):

Kitchen Area

uPVC double glazed window and door to rear elevation, wood engineered flooring, a range of base and wall units with a mix of wood and wood effect roil top work-surface, tiled splash back, stainless steel sink with drainer and mixer tap, four ring gas hob, integrated electric oven, wall mounted extractor hood.

Dining Area

uPVC double glazed window to rear elevation, stripped wood flooring, ceiling light point, radiator and wood burner.

First Floor

Stairs & Landing

Bedroom One:

11'6" x 9'5" (3.5m x 2.87m):

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

Bedroom Two:

10'3" x 8'8" (3.12m x 2.64m):

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

Bedroom Three:

7'10" x 7' (2.4m x 2.13m):

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

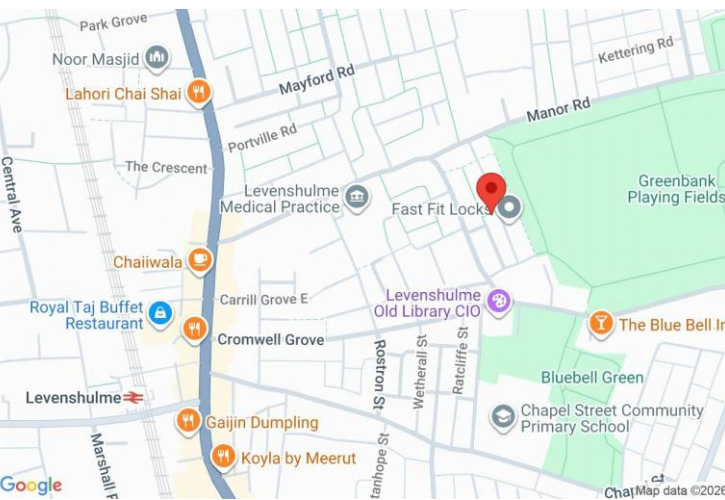
Bathroom:

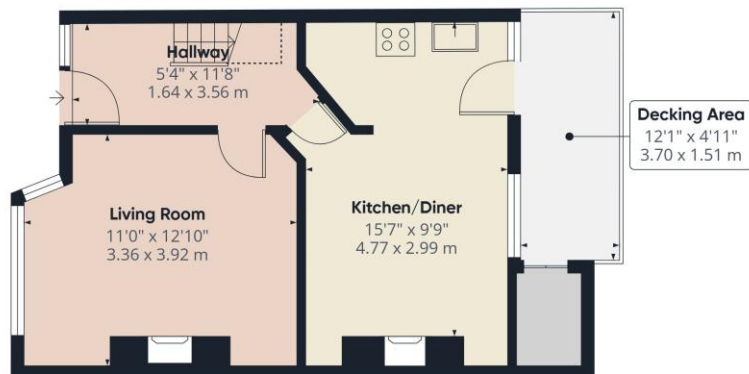
5'7" x 4'11" (1.7m x 1.5m):

uPVC double glazed window to rear elevation, recessed ceiling spotlights, tiled floor and walls, chrome heated towel rail, white three piece bathroom suite comprising of low level wc, cabinet mounted hand wash basin with mixer tap and panelled bath with thermostatic mixer shower.

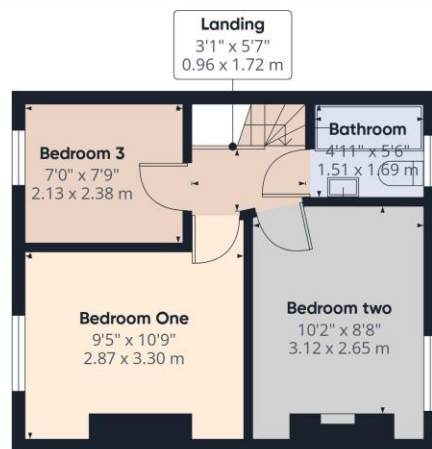
Externally:

Gated access to front of property with flower bed and path leading to front door. Enclosed rear garden with paved patio, wood decking and outside storage.





Ground Floor



Floor 1



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Approximate total area⁽¹⁾

666 ft²
62 m²

Balconies and terraces

60 ft²
5.6 m²

Reduced headroom

6 ft²
0.6 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 A

TENURE

Leasehold 875 years 4 months

LOCAL AUTHORITY

Manchester City Council

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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 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