



PETER
ANTHONY
EST 1986

Broom Lane, Levenshulme,
Manchester, M19 3NA

Asking Price: £300,000

Fantastic Property
1253 sqft Of Living Space
Three Bedrooms
Large Living Room
Freehold
Off Road Parking For Two Cars
Enclosed Rear Garden
Highly Sought After Location
Viewing Advised



This charming freehold period terraced house offers a generous 1,253 sq ft of bright and inviting living space, perfectly suited for modern family life. Featuring three well-proportioned bedrooms, spacious living room, and a useful loft room, the property provides ample accommodation for both relaxation and work-from-home needs. The spacious interiors are filled with natural light, creating a warm and welcoming atmosphere throughout.

Conveniently located, this freehold home benefits from off-street parking, ensuring ease of access and added security. The delightful garden to the rear offers a peaceful outdoor retreat, ideal for gardening enthusiasts or alfresco dining. The property's blend of period character and contemporary comfort makes it an appealing choice for those seeking a spacious and practical family residence.



Situated in a sought-after area, the house is close to local amenities and transport links, enhancing daily convenience. This period terraced freehold home with loft room is a superb opportunity to acquire a spacious, well-maintained property combining traditional charm with modern living. Early viewing is highly recommended.

Ground Floor

Entrance Hall:

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

Living Room:

29'11" x 10'7" (9.12m x 3.23m):



uPVC double glazed bay fronted window to front elevation, uPVC double glazed window to rear elevation, stripped wood flooring, ceiling light points, and radiators.

Kitchen:

18'10" x 8'7" (5.74m x 2.62m):

uPVC double glazed window and door to side elevation, vinyl flooring, ceiling light point, radiator, a range of base and wall units with roll top work-surface, stainless steel sink with drainer and extractor hood.

WC:

Window to rear elevation, wall mounted light fitting, vinyl flooring, low level wc and hand wash basin.

First Floor

Stairs & Landing

Bedroom One:

14'2" x 12'11" (4.32m x 3.94m):

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

Bedroom Two:

14'6" x 9'1" (4.42m x 2.77m):

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

Bedroom Three:

9'1" x 7'3" (2.77m x 2.2m):

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

Bathroom:

6'9" x 5'8" (2.06m x 1.73m):

uPVC double glazed window to side elevation, vinyl flooring, chrome heated towel rail, large walk in shower with glass shower screen and thermostatic dual head mixer shower, low level wc and cabinet mounted hand wash basin.

Second floor

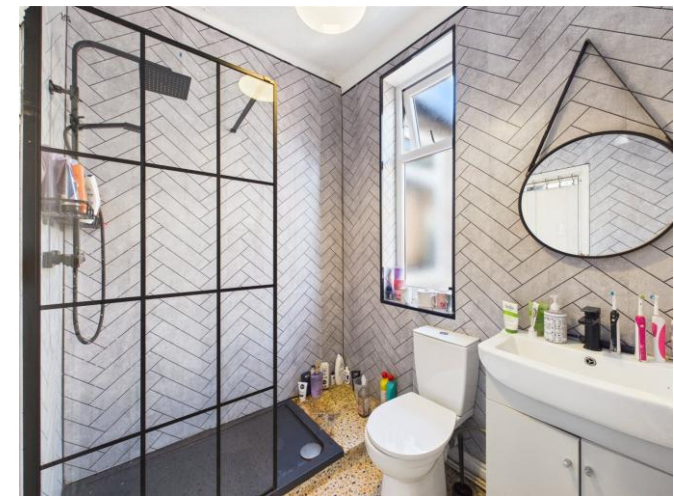
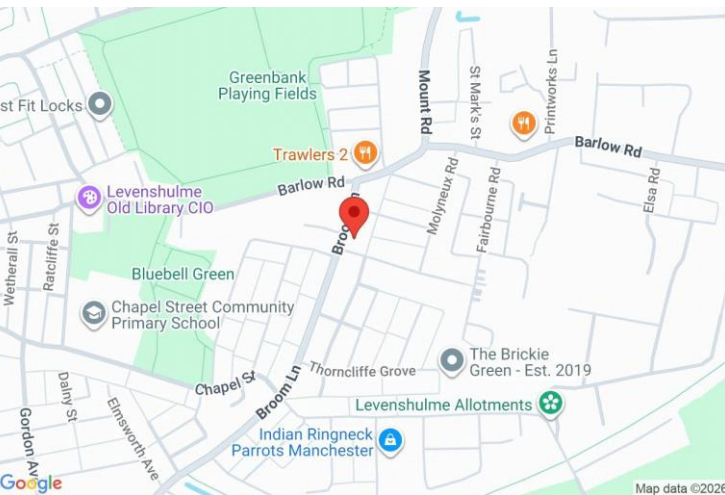
Loft Room:

14'3" x 13'3" (4.34m x 4.04m):

Velux window to rear elevation, carpet and under eaves storage.

Exterior:

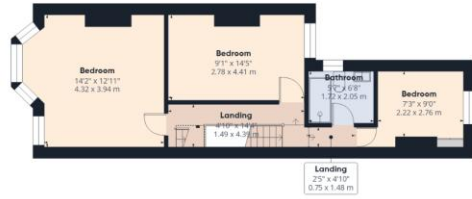
Pressed concrete driveway with space for two cars, enclosed rear garden with paved patio, flower beds and gated access to rear alley.



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Ground Floor



Floor 1



Floor 2



Approximate total area⁽¹⁾
1253 ft²
116.4 m²

Reduced headroom
53 ft²
4.9 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

Freehold

LOCAL AUTHORITY

Manchester City Council

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	58 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 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