





PETER ANTHONY
EST 1986

Grainger Avenue, Longsight, Manchester, M12 4WT

Asking Price: £230,000

Fantastic Property
Perfect First Home
Two Double Bedrooms
Stylish and Well Presented
Highly Sought After Location
Large Rear Garden
Viewing Advised







Chain free and ideal as a first home, this inviting period terraced house combines character with a bright, stylish feel. Well maintained and ready to enjoy, it offers a comfortable setting with a practical layout for everyday living.

The property's period charm gives it distinctive appeal, while its bright presentation creates a welcoming atmosphere. With two bedrooms, there is flexibility to arrange the space to suit your needs, whether for sleeping, working from home or accommodating guests. The layout is adaptable as circumstances change, making this an appealing choice for first-time buyers seeking a home with both character and practicality.

Outside, a garden provides valuable space to relax and enjoy time outdoors. On-street parking adds everyday convenience, complementing the home's accessible feel.

Combining an inviting interior, useful outdoor space and the ease of a chain-free purchase, this is a stylish two-bedroom home with plenty to offer. Its balance of period character and practical living makes it a welcoming opportunity for those taking their first step onto the property ladder.

Ground Floor

Entrance Hall:

Glazed wooden door to front elevation, linoleum flooring, ceiling light point and radiator

Living Room:

15'7" x 10' (4.75m x 3.05m):

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

Kitchen:

15'8" x 12'3" (4.78m x 3.73m):

uPVC double glazed window and door to rear elevation, wood engineered flooring, recessed ceiling spotlights, radiator, a range of high gloss units with roll top work-surface, tiled splash back, range style cooker and wall mounted extractor hoods.

First Floor

Bedroom One:

15'8" x 12'3" (4.78m x 3.73m):

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

Bedroom Two:

9'11" x 8'10" (3.02m x 2.7m):

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

Bathroom:

6'5" x 5'5" (1.96m x 1.65m):

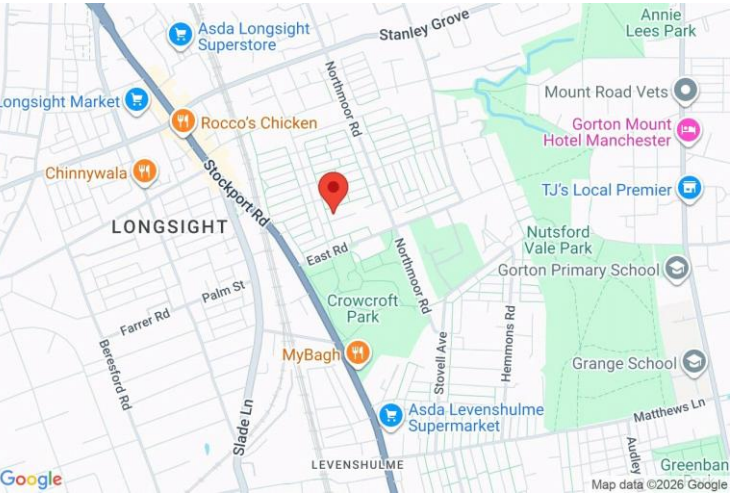
uPVC double glazed window to rear elevation, linoleum flooring, to ceiling tiled walls, recessed spotlights and ceiling light point, cabinet mounted hand wash basin, low level wc, panelled bath with thermostatic mixer shower.

Externally:

Large enclosed rear garden with paved patio, lawn, flower beds and gated access to rear alley.

Tenure:

Leasehold with 904 years remaining









COUNCIL TAX BAND

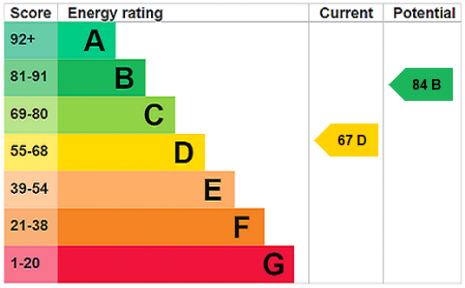
Tax band A

TENURE

Leasehold 904 years 11 months

LOCAL AUTHORITY

Manchester City Council



OFFICE
834 Stockport Road
Levenshulme
Manchester
M19 3AW

T: 0161 441 5019
E: property@peteranthony.co.uk

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