



**Barlow Road, Levenshulme, Manchester, M19**

**£275,000**

FOUR BED WITH THREE BATHROOMS IN LEVENSHULME | Freehold

Lancashire Properties are delighted to present this spacious FOUR BEDROOM, TWO RECEPTION ROOM & THREE BATHROOM terraced house for sale, ideally located in the heart of Levenshulme, M19. Situated in a quiet yet highly sought-after residential area, the property offers convenience and accessibility with a wealth of local amenities nearby.

#### Location Highlights:

Excellent transport links with easy access to the main A6 Stockport Road.

Short walking distance to shops and supermarkets including Asda, Tesco, as well as cafés, restaurants, and takeaways.

Close to local schools such as Crowcroft Park Primary, Chapel street school and The Grange School.

Within easy reach of medical practices, pharmacies and places of worship.

Frequent bus routes (191, 192, 168, etc.) and Levenshulme Train Station nearby, connecting directly to Manchester City Centre and Stockport.

#### Property Features:

The accommodation is arranged over three floors and briefly comprises:

Ground Floor: Two spacious reception rooms, a fitted kitchen and a convenient ground-floor bathroom with a shower cubicle.

First Floor: Three well-proportioned great sized bedrooms and a family bathroom with bath tub.

Second Floor (Loft Conversion): A generously sized master bedroom with an en-suite shower room with shower cubicle, offering privacy and comfort.

The kitchen is fitted with a range of wall and base units, a worktop incorporating a stainless-steel sink with mixer tap and an integrated gas hob with oven. Bathrooms include standard fittings with WC, wash basin and bathtub on first floor whereas shower cubicle facilities on ground and second floor.

Externally, the property benefits from a low-maintenance rear yard.

PLEASE NOTE: The property requires modernisation and improvement works, presenting an excellent opportunity for buyers looking to add value and personalise to their own taste.

#### Property Dimensions

##### Ground Floor

Reception Room 1: 3.2m x 4.6m (10'6" x 15'1")

Reception Room 2: 2.5m x 4.4m (8'2" x 14'5")

Kitchen: 2.3m x 3.2m (7'7" x 10'6")

Bathroom 1: 2.1m x 1.7m (6'11" x 5'7")

##### First Floor

Bedroom 1: 2.4m x 3.3m (7'10" x 10'10")

Bedroom 2: 2.5m x 3.8m (8'2" x 12'6")

Bedroom 3: 2.7m x 3.9m (8'10" x 12'10")

Bathroom 2: 1.4m x 2.4m (4'7" x 7'10")

Second Floor (Loft Conversion)

Bedroom 4: 3.1m x 4.8m (10'2" x 15'9")

Bathroom 3: 1.4m x 1.8m (4'7" x 5'11")

Notice:

The above property details should be considered as a general guide only for prospective purchasers. Lancashire Properties does not have any authority to give any warranty in relation to the property. We would like to bring to the attention of any purchaser that we have endeavoured to provide a realistic description and measurements of the property, however no specific survey or detailed inspection has been carried out relating to the property, services, appliances and any further fixtures and fittings/equipment.

If double glazing has been stated in the details, the purchaser is advised to satisfy themselves as to the type and amount of double glazing fitted to the property.

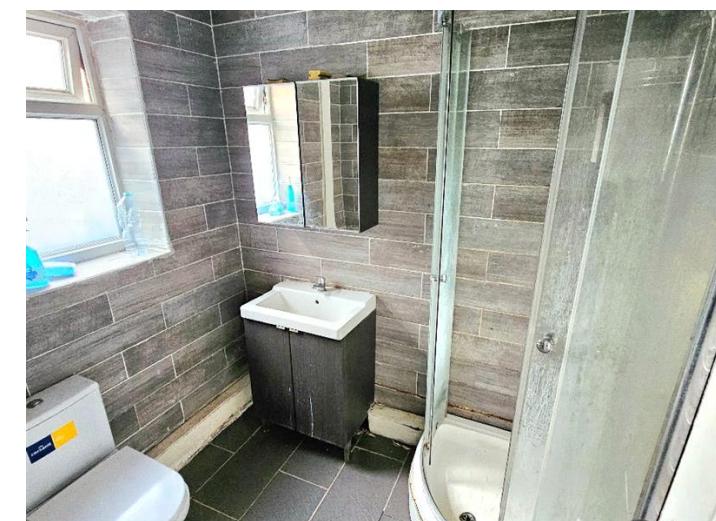
We recommend all buyers to carry out their own survey/investigations relating to the purchase of any of our properties.

The mention of any appliances and/or services within these sales particulars does not imply they are in full and efficient working order.

While we endeavour to make our property details accurate and reliable, if there is any point, which is of particular interest to you, please contact the office and we will be pleased to check the information.

Council Tax Band: A (Manchester City Council)

Tenure: Freehold



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.



Total area: approx. 119.1 sq. metres (1282.1 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-1)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D	57	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.