



- Modern Mews Property
- Three Bedrooms
- Living Room
- Dining Kitchen
- Downstairs WC
- Garden
- Parking
- Close To Levenshulme Centre

70 Highfield Road  
Manchester, M19 3RP

£227,000

A modern, three bedroom modern mews property, located in Levenshulme. The accommodation comprises of an entrance hall, living room, dining kitchen and a downstairs WC. To the first floor there are three bedrooms and a family bathroom. Externally there is a small garden at the front, whilst to the rear there is a well maintained rear garden, mainly laid to lawned and a gate providing access to a parking space.

### Ground Floor

**Entrance Hall** 5' 4" x 4' 7" (1.62m x 1.40m)

Laminate flooring, radiator, stairs to first floor.

**Lounge** 15' 7" x 11' 9" (4.75m x 3.58m)

Laminate flooring, radiator, window to front.

**Dining Kitchen** 15' 3" x 10' 5" (4.64m x 3.17m)

Fitted with a range of base and eye level units incorporating a sink and drainer, gas hob with extractor over, oven, space for washing machine and fridge freezer, laminate flooring, window and patio doors to rear.

**Downstairs WC** 5' 2" x 3' 4" (1.57m x 1.02m)

Low level WC, wash basin, radiator.



## First Floor

### Landing

Built in airing cupboard, access to loft.

**Bedroom One** 12' 7" x 8' 9" (3.83m x 2.66m)

Radiator, window to front.



**Bedroom Two** 13' 7" x 8' 9" (4.14m x 2.66m)

Radiator, window to rear.

**Bedroom Three** 7' 3" x 7' 1" (2.21m x 2.16m)

Radiator, window to rear.

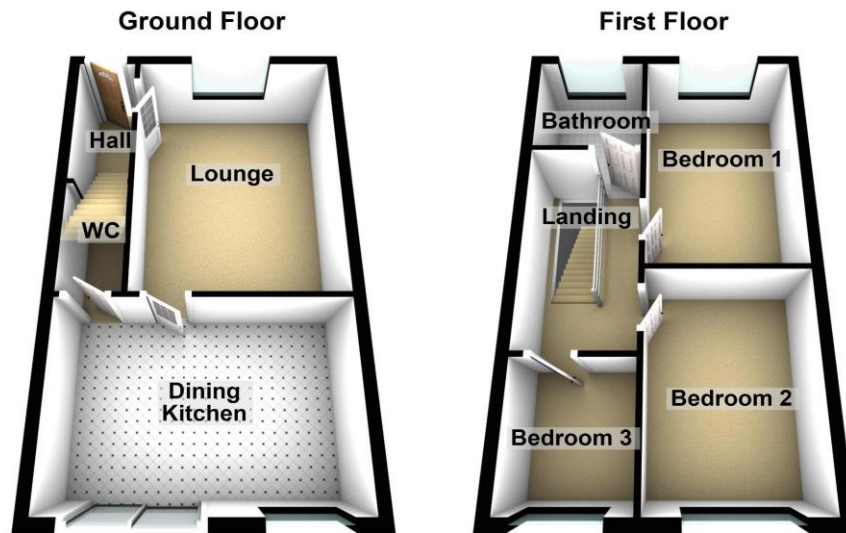
**Bathroom** 6' 1" x 5' 5" (1.85m x 1.65m)  
Suite comprising of a low level WC, wash basin, panelled bath with shower over, part tiled walls, radiator, window to front.



### Externally

To the front there is a small garden, whilst to the rear there is an enclosed garden mainly laid to lawn with a gate leading to parking space.





**Tenure:** We have been advised by the vendor that the property is tbc (please note that details of the tenure should be confirmed by any prospective purchasers solicitor).

**Services:** All main services are understood to be connected to the property. No services or appliances have been tested.

**Agents Notes:** We endeavor to make all our descriptions and dimensions as accurate as possible, however their accuracy is not guaranteed.

**Property Misdescriptions Act 1991:** These details do not form part of any contract. They have been produced in good faith and are intended to be a general guide to the property. None of the statements in this document are to be taken as fact and any intending purchasers are to satisfy themselves by inspections or otherwise as to the correctness of statements in these details. No person in the employment of this company has the authority to make or give any representation or warranty in relation to this property.

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