



**GASCOIGNE
HALMAN**

LYTHAM ROAD, LEVENSHULME

THE AREAS LEADING ESTATE AGENT



LYTHAM ROAD, LEVENSHULME

£350,000.00

A stunning and immaculately presented bay fronted period semi detached property boasting stylish accommodation throughout and located within a highly popular residential area. Having been modernised by the current owners the property offers ample original features as well as a lovely balance of contemporary living. Bay fronted living room, modern open plan dining kitchen with fitted units and overlooking the generous rear South facing private garden. Three good sized bedrooms and a modern fitted three piece bathroom suite. Off road parking to the front and situated close to excellent transport links and local amenities.



Levenshulme is well located with excellent commuter links to both Manchester City Centre and further afield via the M60. The local shops cater for everyday requirements, however the larger centres of Stockport and Manchester are easily accessible. There are a range of good and outstanding primary and secondary schools in the area which are well sought after. Levenshulme train station is just a short stroll away and provides inter-city rail links whereby regular trains to both Manchester and further afield can be caught.



Internally the property comprises:- welcoming entrance hallway with downstairs W/C, a light and airy bay fronted living room with feature fireplace and charming stained glass window. A superb open plan dining kitchen with modern fitted units, integrated appliances and sliding doors opening to the generous rear garden.

To the first floor there are three good sized bedrooms, with the main bedroom benefiting from a further feature fireplace and a stained glass bay fronted window. A contemporary three piece bathroom suite serves all three bedrooms.

Externally to the front the property offers off road parking for multiple vehicles, a secure gate provides access to the generous and private rear South facing garden. Opportunities to extend (STPP).

DIRECTIONS

M19 2AT

IN FURTHER DETAILS THE ACCOMMODATION COMPRISES

LIVING ROOM

13'6 (4.11m) into bay x 12' (3.66m)

DINING ROOM

15'2 (4.62m) x 12' (3.66m)

KITCHEN

10'2 (3.1m) x 5'9 (1.75m)

BEDROOM 1

14'1 (4.29m) into bay x 12'5 (3.78m)

BEDROOM 2

12'6 (3.81m) x 12'5 (3.78m)

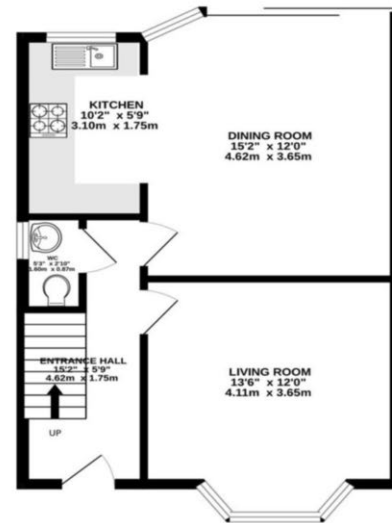
BEDROOM 3

9'7 (2.92m) x 7'1 (2.16m)

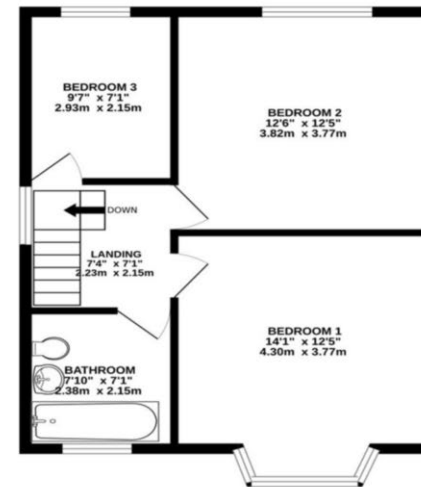
BATHROOM

7'10 (2.39m) x 7'1 (2.16m)

GROUND FLOOR
475 sq.ft. (44.1 sq.m.) approx.



1ST FLOOR
493 sq.ft. (45.8 sq.m.) approx.



TOTAL FLOOR AREA: 967 sq.ft. (89.9 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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DIDSBURY OFFICE

0161 445 7474

didsbury@gascoignehalman.co.uk

Elm House, 739 Didsbury Road, Manchester, M20 6RN

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