



17 Longlevens Road  
Wythenshawe M22 1UQ  
Asking Price £230,000





# 17 Longlevens Road

Wythenshawe M22 1UQ Asking Price £230,000

A FREEHOLD, Three Bedroom, Semi-Detached in excellent condition throughout.

Situated close to local facilities to include schooling, transport etc, this lovely home has been well maintained over the years. Since being built, it has been re-wired, had the roof re-tiled and the exterior clad. Internally both the Kitchen and Bathroom have been re-fitted.

The property offers: Entrance Hall, Lounge, Dining Room, Kitchen, Landing, Three Bedrooms, Shower Room and WC. Outside is an outbuilding and gardens to both the front and rear. The latter being completely enclosed.

This is a lovely home ideal for either a first time buyer, investor or someone looking to downsize.

**THIS IS A NON STANDARD CONSTRUCTION PROPERTY. PLEASE CHECK WITH YOUR MORTGAGE PROVIDER IF THEY WILL LEND ON THIS TYPE OF PROPERTY**

Viewing Essential.

- Three Bedrooms
- PVCU Double Glazing
- Gas Central Heating
- Re-Fitted Kitchen/Bathroom
- Excellent Purchase
- Freehold

Tenure: Freehold  
Council Tax: Manchester A

Entrance Hall  
Stair lift

Living room  
14'01 x 10'7  
Gas fire with surround opening to

Dining Room  
8'11 x 8'05  
double patio doors to the rear

Kitchen  
11'5 x 8'05  
Modern style kitchen outfitted with fitted appliances; Fridge/freezer, Washing Machine, Double oven with Gas hob. Wall mounted combi boiler.

Landing  
Loft access

Bedroom One  
12'11 x 8'06  
Built in cupboard

Bedroom Two  
10'09 x 10'04  
Built in cupboard

Bedroom Three  
7'6 x 4'01 increasing to 9'10 x 4'01  
Built in cupboard

Shower room/ W/C  
7'06 x 5'02  
Modern white suite with wall tiling

External  
there are lawns to the front of the property, To the rear there are brick built outbuildings, Patio paving and Lawned area, fencing

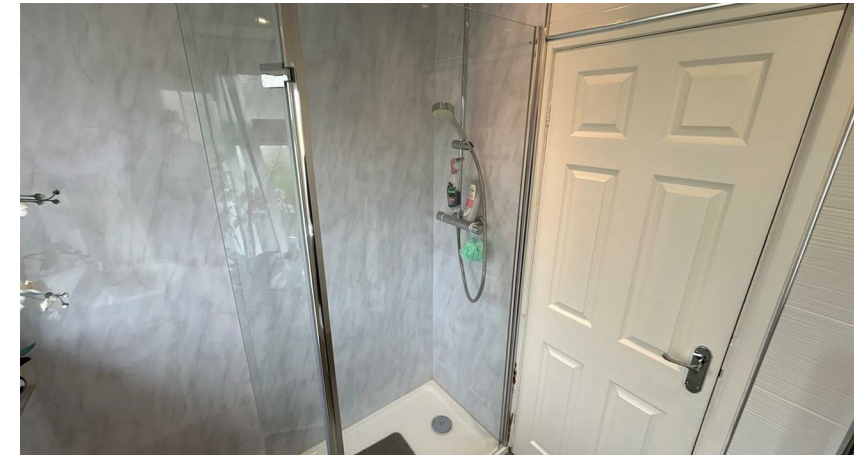
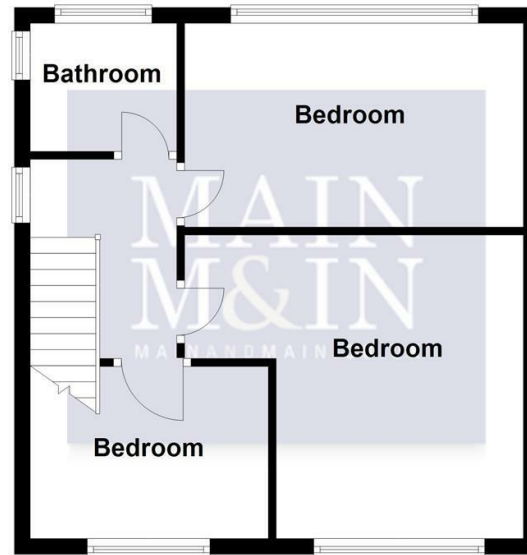




Ground Floor



First Floor



For illustration purposes only, not to scale.  
Plan produced using PlanUp.

17 Longlevens Road

To view this property call Main & Main on 0161 437 1338



**Cheadle Hulme Office** 29 Station Road ♦ Cheadle Hulme ♦ Stockport ♦ SK8 5AF ♦ 0161 485 1919

**Lettings (1<sup>st</sup> Floor)** 198 Finney Lane ♦ Heald Green ♦ Stockport ♦ SK8 3QA ♦ Lettings ♦ 0161 491 6666

**Heald Green (Head Office)** 198 Finney Lane ♦ Heald Green ♦ Stockport ♦ SK8 3QA ♦ Sales 0161 437 1338 ♦ Auctions ♦ 0161 437 5337

mainandmain.co.uk

England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower CO2 emissions	(92 plus) A
Very environmentally friendly - higher CO2 emissions	(81-91) B
	(69-80) C
	(55-68) D
	(39-54) E
	(21-38) F
	(1-20) G
	Not environmentally friendly - higher CO2 emissions

England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	(92 plus) A
	(81-91) B
	(69-80) C
	(55-68) D
	(39-54) E
	(21-38) F
	(1-20) G
	Not environmentally friendly - higher running costs
Energy Efficiency Rating	66
Environmental Impact (CO <sub>2</sub> ) Rating	88

Call Monitoring System - Please note that all our calls are recorded for monitoring and training purposes.

Tenure - To be confirmed with a solicitor at point of sale.

Working order. They should therefore be verified on survey by any prospective purchaser. All measurements are approximate.

NB - The services, appliances and heating systems have not been tested and therefore no warranty can be given or implied as to their

and is subject to terms and conditions.

Special Note - The price is correct at the time of going to print, we advise customers to enquire the price of specific properties prior to viewing. We reserve the right to amend/improve the specification at any time. Any special offer relating is offered at the asking price stated

