



13 Victoria Avenue  
Levenshulme M19 2PB  
£490,000

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# 13 Victoria Avenue Levenshulme M19 2PB

£490,000

A Substantial FREEHOLD Period, Four Bedroom, Two Bathroom Detached occupying an excellent corner plot. CHAIN FREE.

This lovely home offers true versatile family accommodation which has been updated over recent years. It stands on an enclosed prime corner plot with a gated driveway giving access to a large garage.

It lies on one of the most sought after roads in the area, just off Errwood Road. It offers: Entrance Hall, Lounge opening into an open plan Dayroom and fitted Kitchen. On the First Floor are three excellent bedrooms, a family Bathroom/WC. On the second floor is a large master bedroom and En-Suite Shower room/WC. Outside is an attached large brick garage and enclosed gardens.

This property has to be viewed to appreciate the overall space on offer.

- Gas Central Heating (Under Floor)
- PVCU Double Glazing
- Four Bedrooms
- Two Bathrooms (One En-Suite)
- Attached Garage
- Prime Corner Plot
- Freehold
- NO ONWARD CHAIN

Tenure: Freehold  
Council Tax: manchester C

Covered Porch

Entrance Hall

14'6" x 7'10"

Under stair cupboard

Lounge

17' x 14'6"

PVCU Double Glazed Patio Doors, Porcelain Tiled Floor

Day Room/Fitted Kitchen

21'4" x 19'

Fitted Units/Worktops, Extractor Hood, Range Cooker,

Integrated Fridge/Freezer

Part Tiled Walls, Patio Doors, Door to Garage.

Landing

Bedroom One

13'5" x 13'1"

Fitted Wardrobes

Bedroom Two

12'10" x 10'11"

Fitted Wardrobe

Bedroom Three

10'6" x 10'4"

Master Bedroom Four

21'4" x 15'

Fitted wardrobes, Eave Storage,

En-Suite Bathroom/WC

6'7" x 5'1"

Tiled Walls, White Suite

Bathroom/WC

7'10" x 6'4"

Tiled Walls and Floor, White Suite plus Shower Over Bath

Garage

25'11" x 12'7"

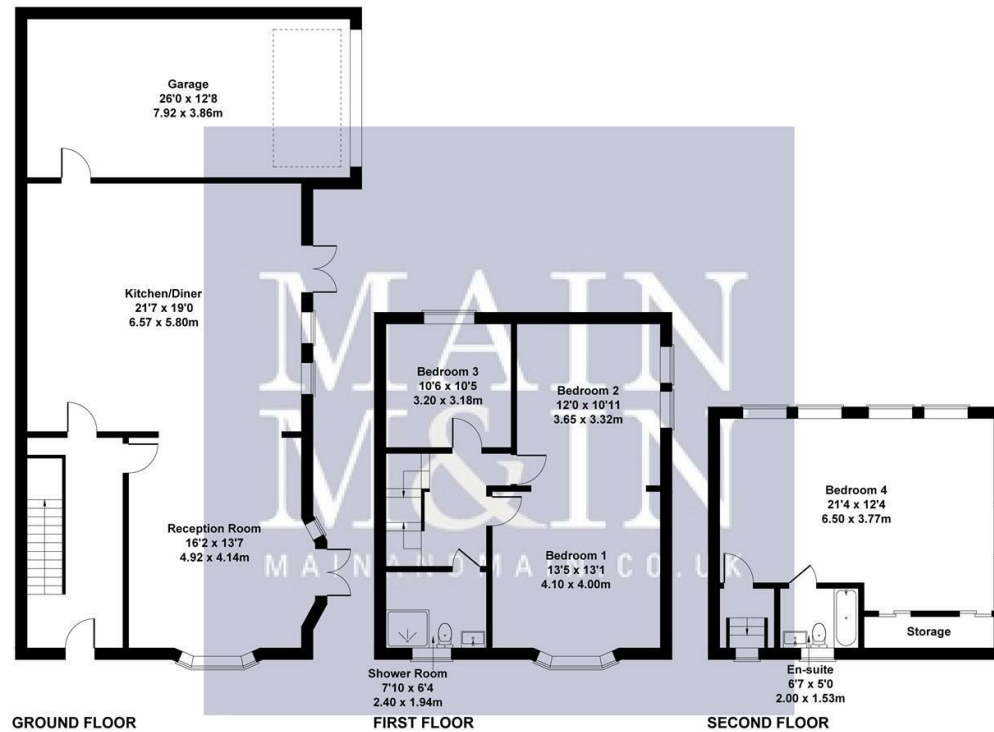
External

To the side the property there is a private enclosed garden.

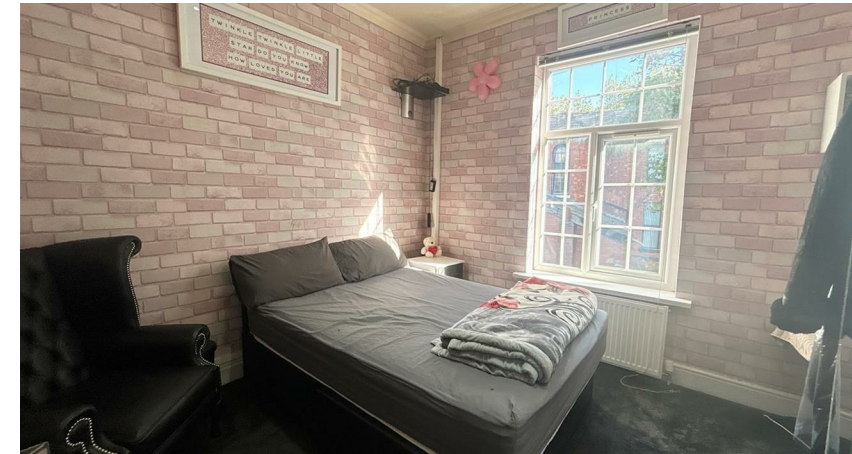




**Victoria Avenue**  
Approximate Gross Internal Area  
2357 sq ft - 219 sq m

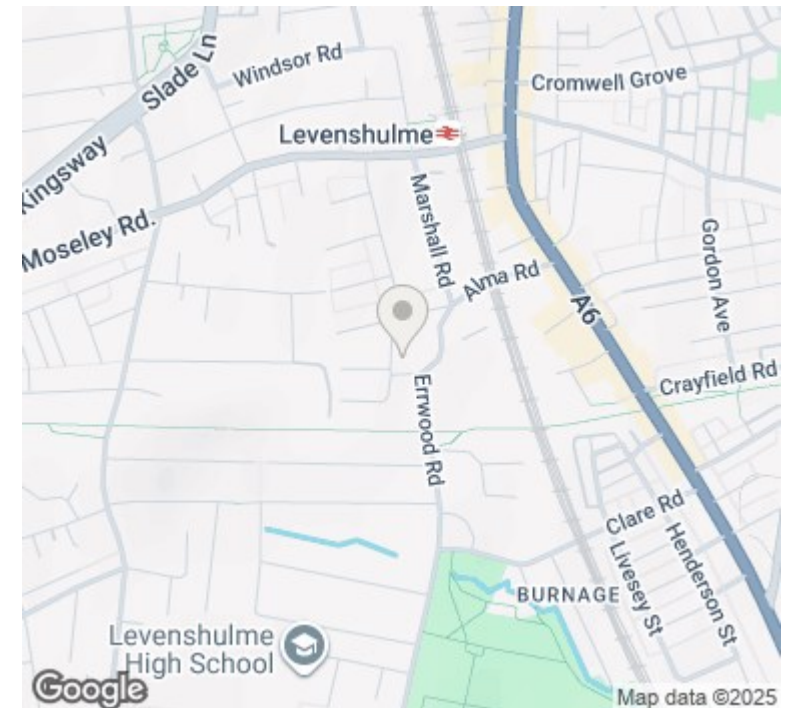
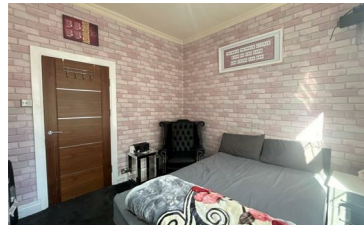


Not to Scale. Produced by The Plan Portal 2024  
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To view this property call Main & Main on 0161 437 1338





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 and is subject to terms and conditions.

NB - The services, appliances and heating systems have not been tested and therefore no warranty can be given or implied as to their working order. They should therefore be verified on survey by any prospective purchaser. All measurements are approximate.

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

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

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

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Company Registration No. 5615498