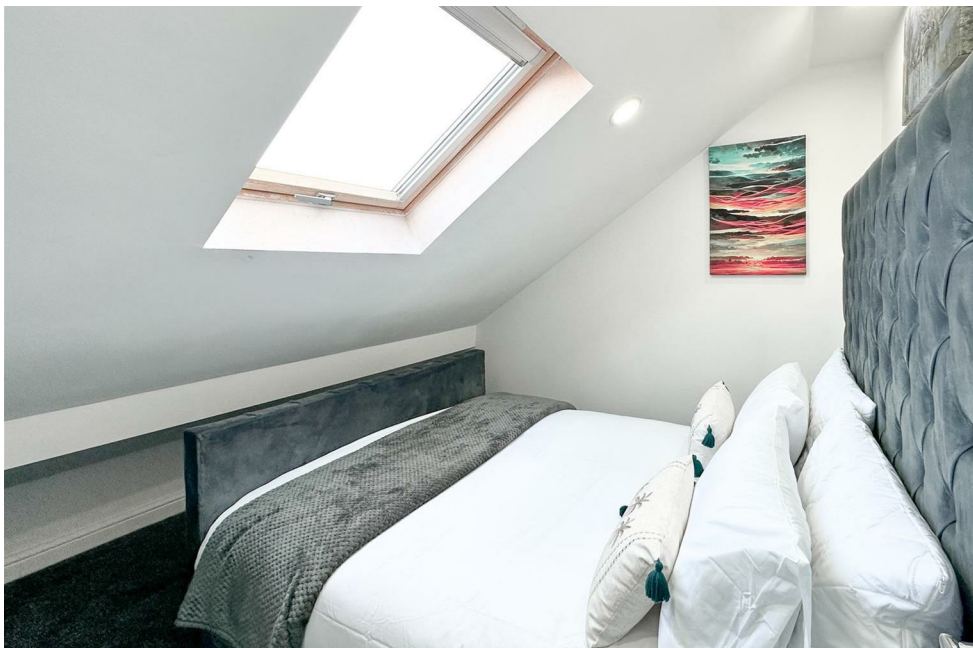




4 Carrill Grove
Levenshulme M19 3AE
O.I.R.O £345,000

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4 Carrill Grove Levenshulme M19 3AE

O.I.R.O £345,000

A Five Bedroom, Two Bathroom Mid Terrace together with a basement conversion to provide additional accommodation.

"Now here is something a little different!"

An opportunity to acquire either an investment property or family home with the possible benefit of rental income in the basement. The property is laid out over four floors and has been totally renovated to a good standard throughout. It comprises: Entrance Hall, Two Reception Rooms, Fitted Modern Kitchen, Downstairs Shower Room/WC. On the first floor are Three Bedrooms and Bathroom/WC. To the second, Two Further bedrooms and Bathroom/WC. "The Basement" has been converted to provide two rooms, kitchen and bathroom/WC. Access can additionally be gained from the rear (making this a possible rental proposition).

The property is situated in the centre of Levenshulme just off Stockport Road.

NO ONWARD CHAIN.

- Gas Central Heating
- PVCU Double Glazing
- Five Bedrooms
- Two Bathrooms
- Basement room with own Shower Room/WC
- Investment Opportunity

Living Room
11'86 x 7'52

Bedroom
11'81 x 9'99

Kitchen
13'04 x 9'49

Landing
5'13 x 12'08 reducing to 5'90 x 3'18

Utility Room
9'29 x 12'92 reducing to 9'77

Bedroom
11'66 x 9'78

Store Room
8'20 x 3'37

Bedroom
10'9" x 9'6"

Shower Room - W/C
8'80 x 2'80

Landing
15'24 x 5'32

Bathroom
6'60 increasing to 9'52 x 10'10

Bedroom
11'75 x 10'05

Bedroom
15'85 x 11'35

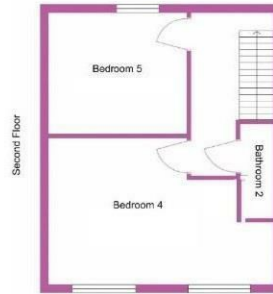
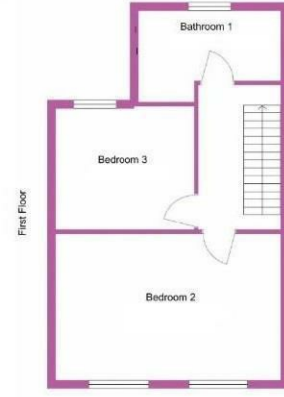
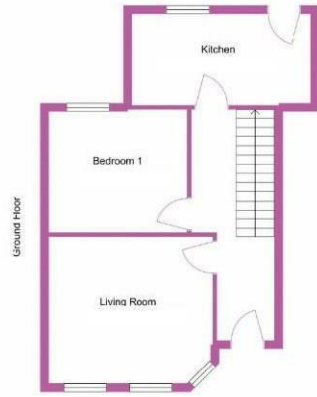
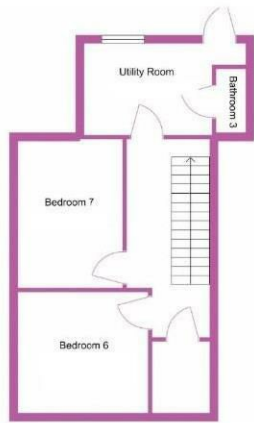
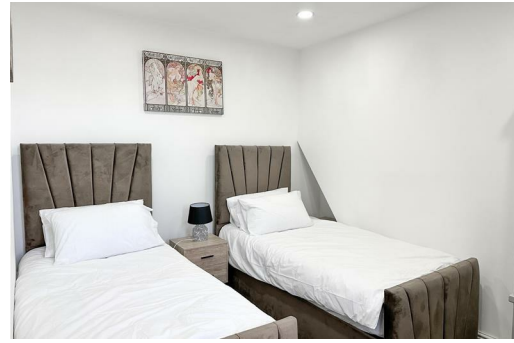
Landing
15'56 x 2'38 increasing to 5'46

Bedroom
11'44 decreasing to 8'75 x 8'43

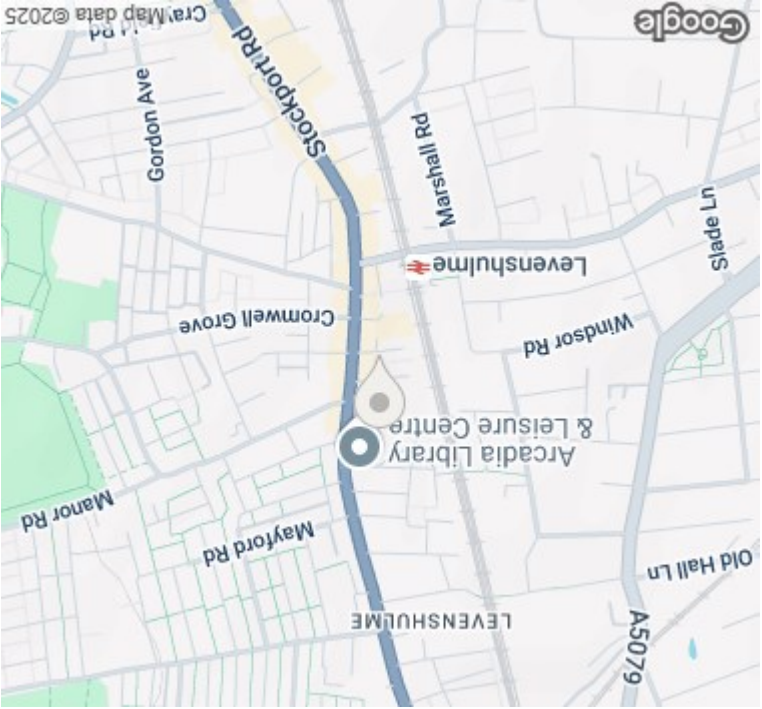
Bedroom
11'5" x 8'3"

Shower

Tenure: Freehold
Council Tax: Manchester A



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

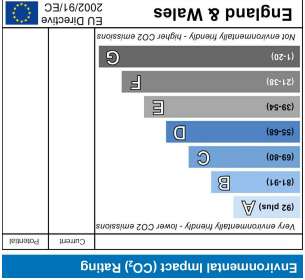
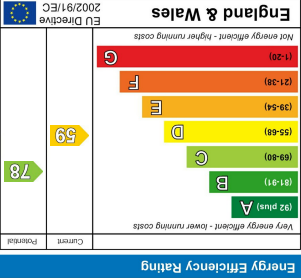


Special Note - The price is correct at the time of going to print, we advise customers to enquire the price of specific properties prior to viewing. We reserve the right to amend/improve the specification at any time. Any special offer relating is offered at the asking price stated and is subject to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



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