



35 Portville Road
Levenshulme M19 3DN
O.I.R.O £325,000

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35 Portville Road Levenshulme M19 3DN

O.I.R.O £325,000

A Substantial, totally refurbished older style Five Bedroom Mid Terrace on Three Floors complete with Two Bathrooms. NO ONWARD CHAIN.

This lovely home has been used as and Air BnB over the past twelve months (vendor can supply income details if required). It is in superb condition having undergone an extensive renovation. The property comprises: Entrance Hall, Two Reception Rooms, Luxury kitchen/Dining area, Downstairs WC/Shower. On the first floor are three bedrooms and bathroom. On the second floor are two further bedrooms and bathroom/WC. Outside is a small garden and an enclosed rear yard.

Portville Road lies off Stockport Road. Levenshulme centre offers a good selection of shops, restaurants etc. In addition, an excellent bus service is close by together with Levenshulme Station.

The property is ideal for the growing family or property investor.

- Five Bedrooms
- Gas Central Heating
- PVCU Double Glazing
- Two Reception Rooms
- Three Bathrooms
- NO ONWARD CHAIN
- Viewing Essential

Living Room
14'84 x 10'66

Games Room
10'41 x 8'58

Kitchen / Dining Area
18'74 reducing to 13'67 x 5'13 increasing to 16'21

Landing
16'74 x 5'07

Bathroom
8'71 x 5'63

Bedroom One
13'07 x 8'86

Bedroom Two
12'75 x 10'43

Bedroom Three
10'53 x 10'50

Landing
12'36 x 4'91

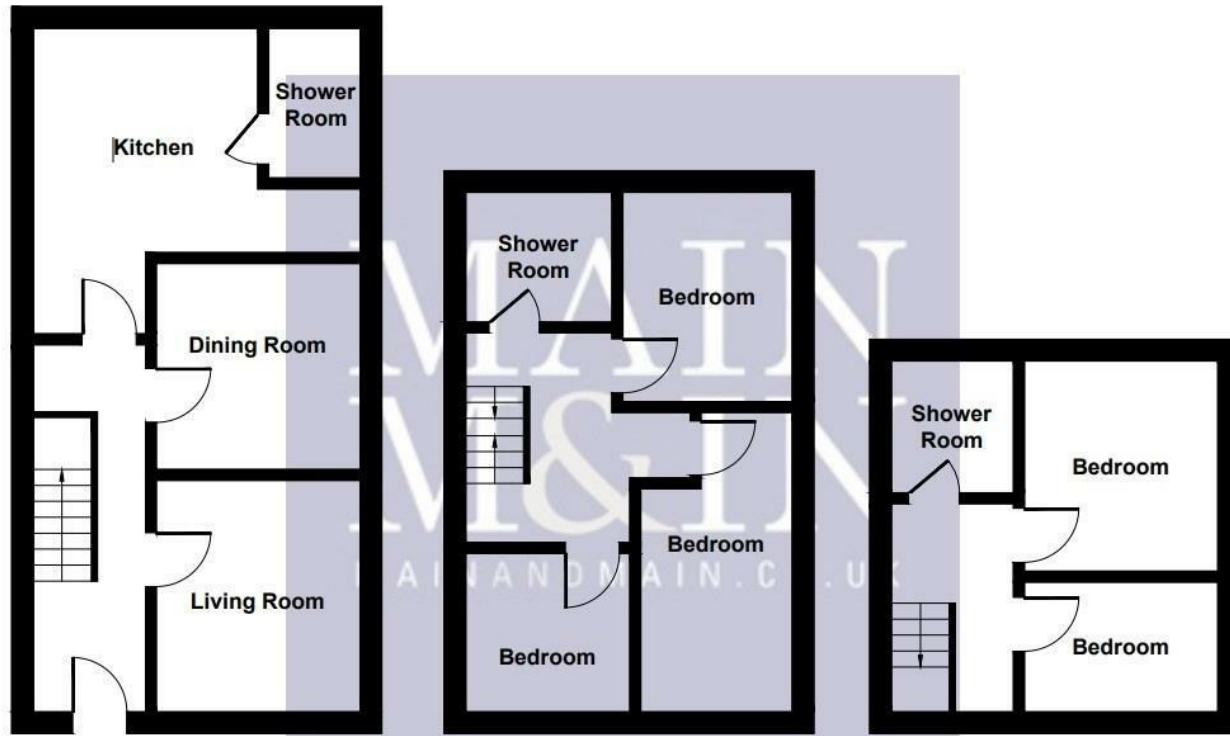
Bedroom Four
10'91 x 8'89

Bedroom Five
7'03 x 6'79

Shower / W./C
6'60 x 3'27



Tenure: Freehold
Council Tax: Manchester A



GROUND FLOOR

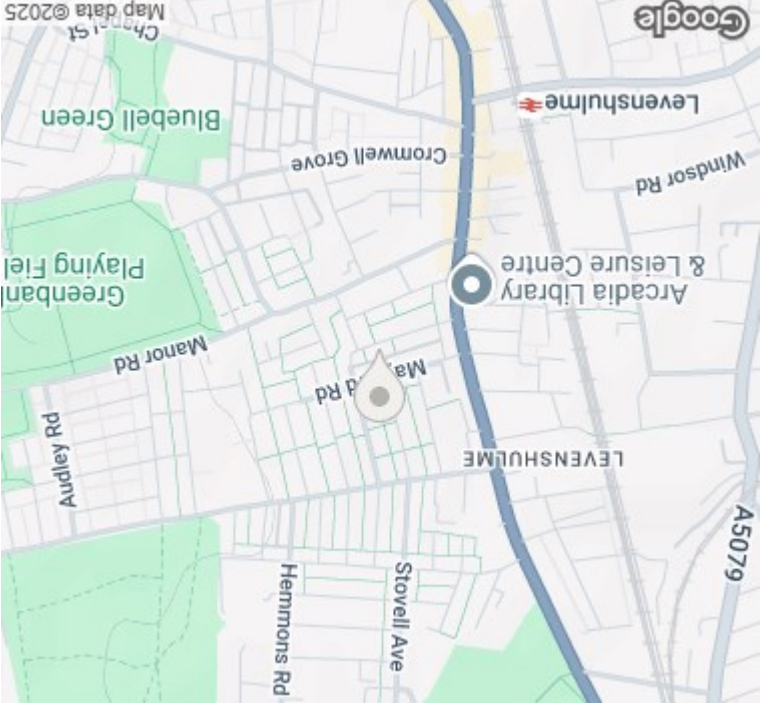
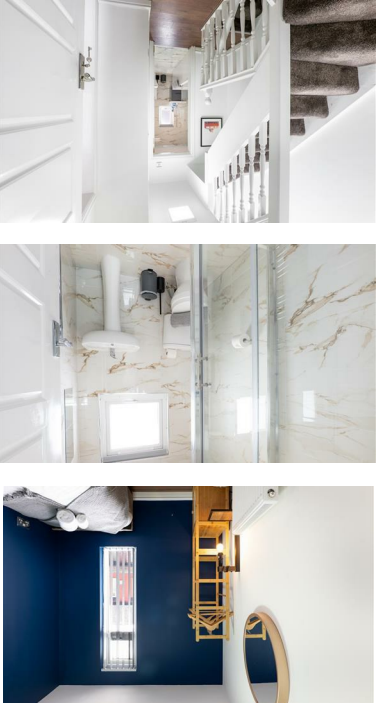
FIRST FLOOR

SECOND FLOOR

Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.



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		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
Very energy efficient - lower running costs		Not energy efficient - higher running costs	
A (92 plus)		G (1-20)	
B (81-91)		F (21-30)	
C (69-80)		E (39-54)	
D (55-68)		D (55-68)	
E (45-54)		C (69-80)	
F (21-30)		B (81-91)	
G (1-20)		A (92 plus)	
Very environmentally friendly - lower CO2 emissions		Not environmentally friendly - higher CO2 emissions	
Current		Potential	
82		71	

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