



GLEN HEATON

exp[®] UK

@glen.heaton@exp.uk.com

glenheaton.exp.uk.com

01617 062054

Field Bank Grove, Levenshulme, Manchester, M19 3HL

Guide Price £270,000

3 1 2



Welcome to Field Bank Grove, Levenshulme, Manchester – a well presented three-bedroom terraced home nestled in a peaceful cul-de-sac. Offering a blend of spaciousness, functionality, and charm, this home is ideal for families or anyone looking to settle in a thriving community with excellent local amenities.

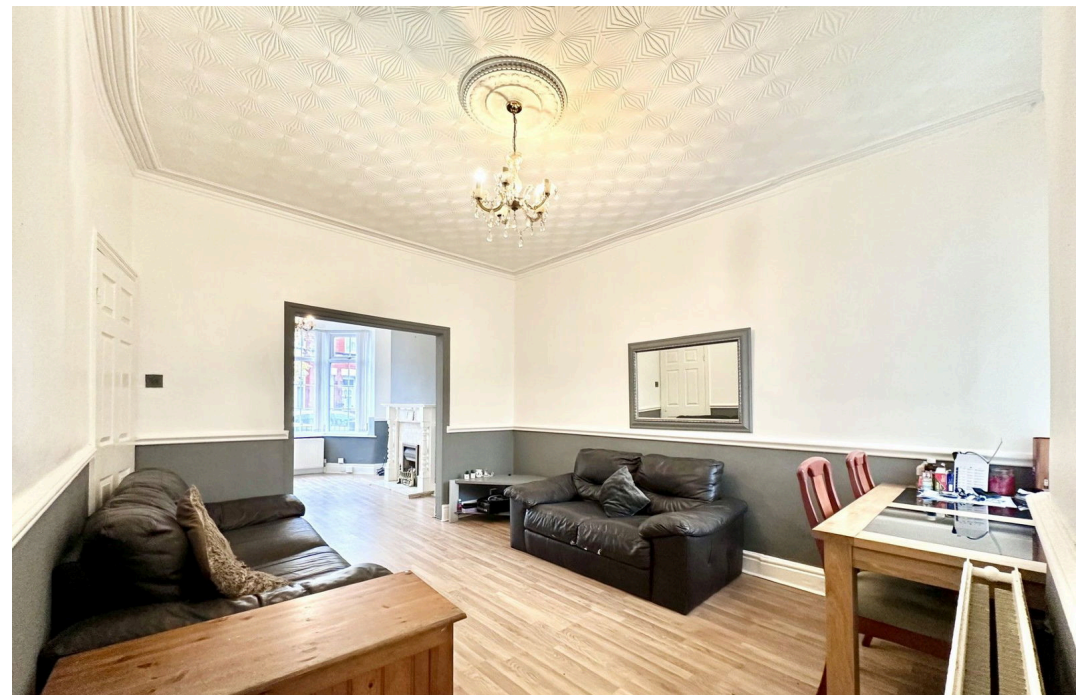
As you step through the front door, you're greeted by a long, welcoming entrance hallway. This space is not only practical, with plenty of room for coats, shoes, and everyday essentials, but also sets the tone for the home's generous proportions. The hallway flows effortlessly into the heart of the house, where the large bay-fronted living room awaits. Bathed in natural light, this room is the perfect space to relax and unwind. Whether you're curling up for a cosy movie night with the family, enjoying a good book, or simply taking in the view through the bay window, this is a space designed for comfort and relaxation.

Beyond the living room, you'll find the dining room, a wonderfully versatile area that can adapt to your lifestyle. Whether it's hosting dinner parties with friends, gathering for a family meal, or enjoying more casual dining, this space offers plenty of room for entertaining. The open feel of the dining area ensures a smooth flow from the front of the home to the back, making it ideal for both everyday living and special occasions.

At the rear of the property lies the large kitchen – truly a chef's dream. With ample countertop space and storage, it's perfect for whipping up your favourite meals or experimenting with new recipes. Whether you're cooking for the family or hosting friends, this kitchen has everything you need to make every meal a success.

Heading upstairs, the home continues to impress with three generously sized double bedrooms. The master bedroom, featuring a large bay window, is a bright and airy retreat, complete with fitted wardrobes that provide ample storage. This room offers the ideal sanctuary for rest and relaxation. The two additional bedrooms are equally spacious, perfect for children, guests, or even a home office, offering flexibility to suit your needs.

The family bathroom, conveniently located on this level, is sleek and





- Please Quote Ref GH702
- No Chain
- Quiet Cul De Sac
- Three Double Bedrooms
- Two Reception Rooms
- Excellent Transport links

