



36 Leegrage Road,  
Manchester, M9 4FA

Offers in excess of £230,000



Welcome to Leegrage Road, Manchester - a stunning semi-detached house that offers the perfect blend of comfort and convenience. This property boasts a spacious reception room, ideal for entertaining guests or simply relaxing with your loved ones. With three cosy bedrooms and two bathrooms, there's plenty of space for the whole family to enjoy.

Situated in a great community, this home is surrounded by friendly neighbours and a welcoming atmosphere. You'll love the convenience of being close to local amenities, making errands a breeze. The beautiful estate adds to the charm of this property, providing a picturesque setting for you to call home.

One of the unique features of this property is its income-producing potential, as it is sold with a tenant already in situ. This presents a fantastic opportunity for those looking to invest in a property that offers both a comfortable living space and a steady income stream.

With parking available for two vehicles, you'll never have to worry about finding a spot after a long day. Don't miss out on the chance to own this wonderful home in a desirable location. Leegrage Road is waiting to welcome you with open arms.

- FREEHOLD SEMI-DETACHED HOUSE
- TWO BATHROOMS
- PRIVATE PARKING
- INCOME PRODUCING
- THREE BEDROOMS
- SPACIOUS KITCHEN
- CLOSE TO LOCAL AMENITIES
- FANTASTIC INVESTMENT OPPORTUNITY

