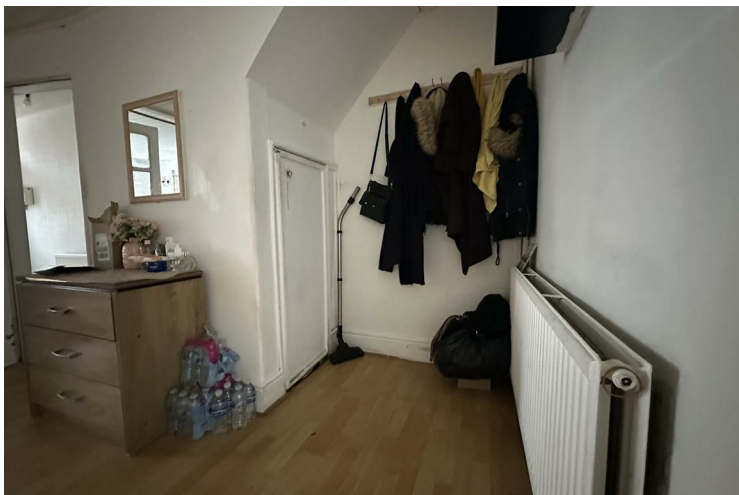




37 Dunstable Street Manchester

£220,000
LEASEHOLD

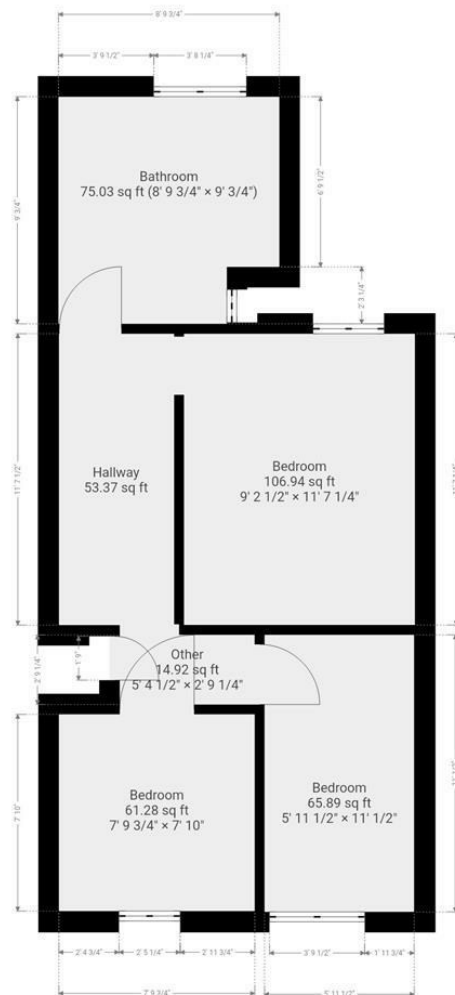
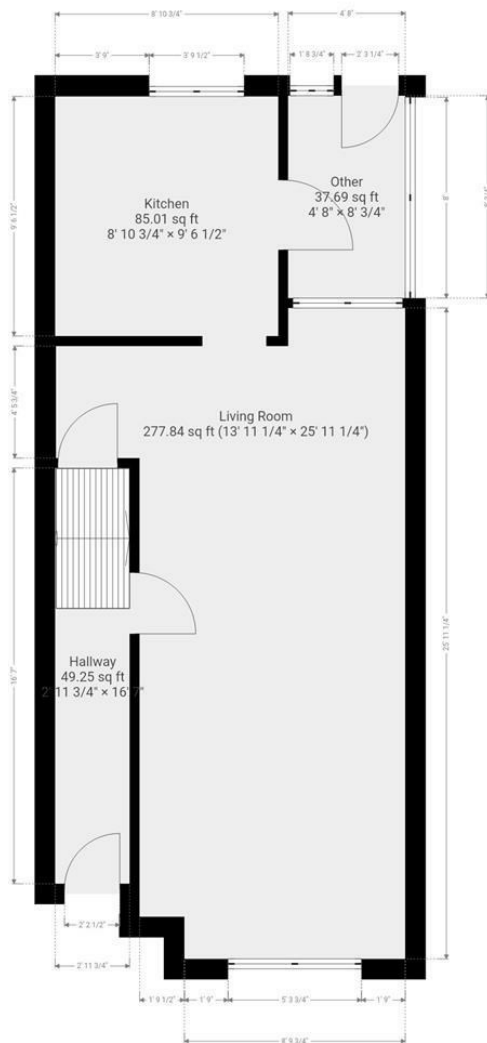
This spacious three-bedroom terraced home is ideal for families or investors looking to add value through modernisation. On the ground floor, the property offers a generous open-plan living and dining area, perfect for entertaining or relaxing with family. The kitchen sits to the rear and leads into a separate utility room, providing additional storage and functionality. A good-sized rear yard offers outdoor space for gardening, play, or summer gatherings. Upstairs, the home comprises a well-proportioned double bedroom and two smaller double rooms, making it suitable for growing families or those needing a home office or guest room. A family bathroom completes the upper level. While the property would benefit from some updating, it presents a fantastic opportunity to create a stylish and comfortable home tailored to your taste. Ideally situated just a short walk from Levenshulme train station, the property benefits from excellent transport links into Manchester city centre and beyond. The nearby A6 offers easy road access, and the popular 192 bus route provides frequent services along Stockport Road, making daily commuting and local travel a breeze. The area is also well-served by reputable schools, green spaces, and a variety of local shops, cafes, and amenities, offering both convenience and a strong sense of community.











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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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