



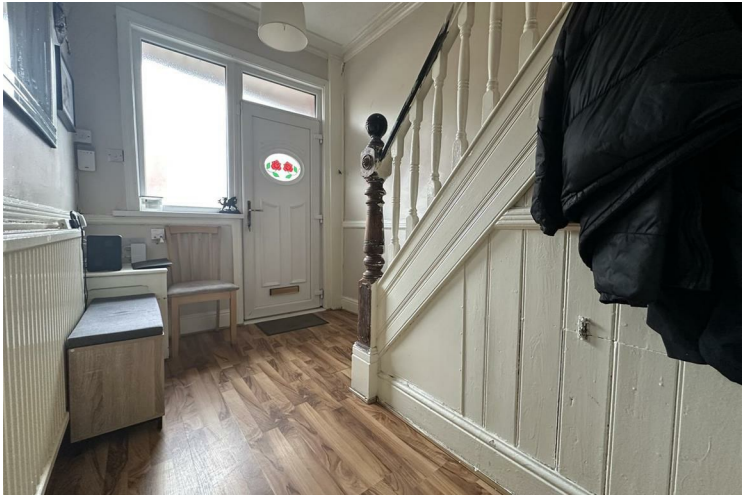
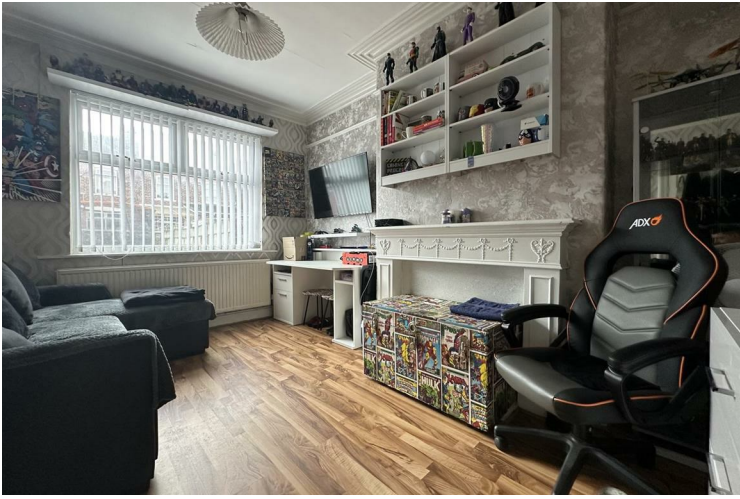
## 33 Montgomery Road Manchester

**£310,000**  
**FREEHOLD**

This spacious three-bedroom semi-detached home is ideal for families seeking comfort, convenience, and excellent local amenities. The property benefits from a paved front garden, providing a welcoming entrance and a buffer from the street. Inside, the home boasts three large double bedrooms, offering plenty of space for a growing family. Two well-sized reception rooms provide flexibility for a cosy lounge, dining space, or even a home office. The generous kitchen is ideal for cooking and entertaining, while the added convenience of a downstairs toilet enhances practicality. At the rear, a good-sized yard offers a fantastic outdoor space, and a useful outbuilding provides additional storage, perfect for bikes, tools, or a small workshop. Located in a well-connected part of Manchester, the property benefits from excellent transport links. Bus stops along Stockport Road (A6) are just a short walk away, providing direct routes into Manchester city centre. Levenshulme and Belle Vue train stations are also nearby, offering further commuter options. Families will appreciate the excellent schools in the area, including Stanley Grove Primary Academy and St Peter's RC High School. The University of Manchester is also within easy reach, making this an ideal home for those working or studying in the city. For everyday convenience, the area is well-served by supermarkets such as Tesco Extra, Lidl, and Asda Levenshulme. The popular Longsight Market is just a short distance away, offering fresh produce and household goods. Nearby green spaces, including Crowcroft Park and Birchfields Park, provide great spots for outdoor activities. With its spacious interiors, prime location, and excellent transport connections, this home is a fantastic opportunity for families and professionals alike.







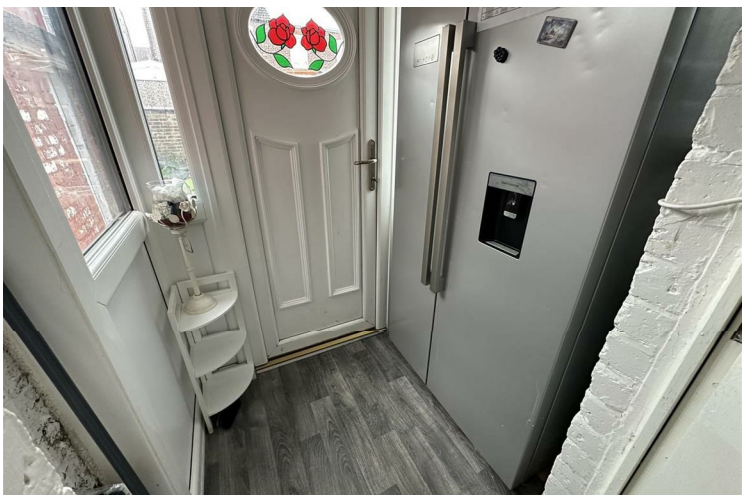








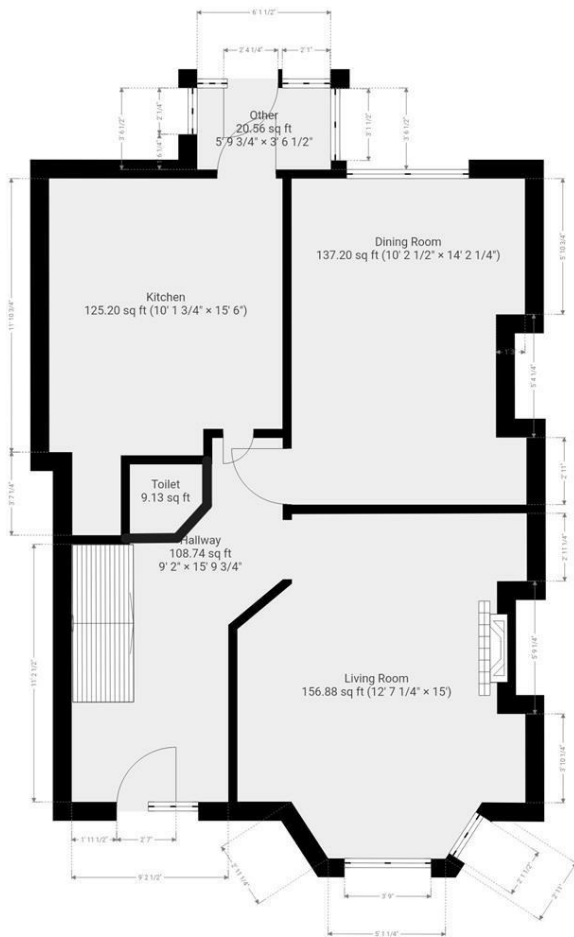




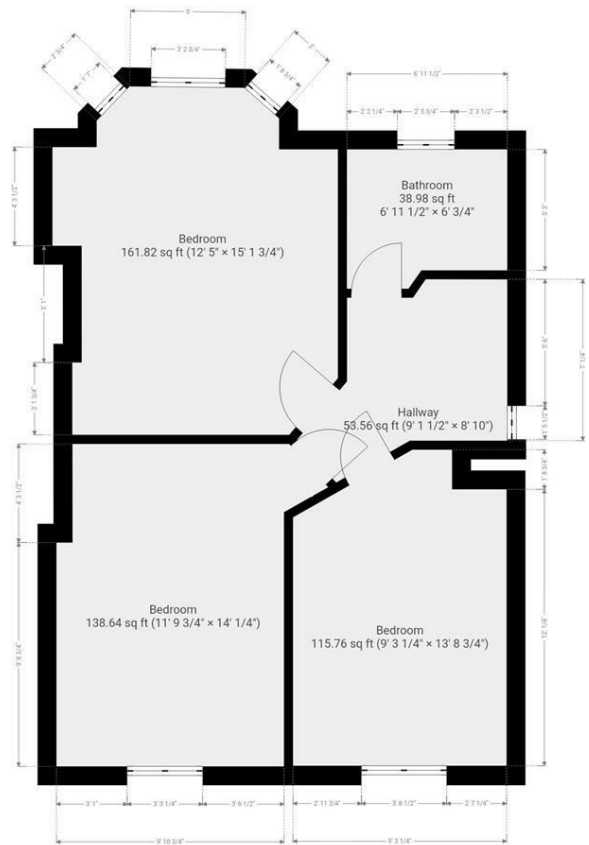
## Additional Information

**Local Authority** -  
**Council Tax** - Band B  
**Viewings** - By Appointment Only

**Floor Area** - sq ft  
**Tenure** - Freehold



THIS FLOORPLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. SENSOPIA DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS.



THIS FLOORPLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. SENSOPIA DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS.



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

Levenshulme  
902 Stockport Road  
Levenshulme  
Greater Manchester  
M19 3AD

0161 660 0993.  
info@jacobknight.com  
<https://jacobknight.com/>

