



13 Greenway Avenue Manchester

£220,000
FREEHOLD

This lovely two-bedroom terraced home offers spacious and well-proportioned accommodation, ideal for both first-time buyers and investors. Boasting two generous reception rooms with beautiful wooden floorboards throughout, the property exudes warmth and character. The updated kitchen at the rear provides a practical and modern cooking space, with easy access to the rear yard — currently full of established planting, offering a more natural and green outdoor area that makes creative use of the space. Upstairs, you'll find a large family bathroom and two sizeable double bedrooms, both filled with natural light and offering ample space for furnishings. The property would benefit from being updated, giving buyers the chance to add their own personal touch and value. Located in the ever-popular area of Levenshulme, the home is within easy walking distance of the vibrant weekly market, local shops, cafes, and restaurants. Transport links are excellent, with Levenshulme train station less than 10 minutes' walk away, providing regular services to Manchester city centre and beyond. Several major bus routes also run nearby, offering convenient commuting options. For families, the area is well-served by schools, including Alma Park Primary and Levenshulme High School. The green spaces of Cringle Park and Highfield Country Park are close by, perfect for weekend strolls or outdoor activities. A fantastic opportunity to secure a spacious home in a well-connected and growing community.







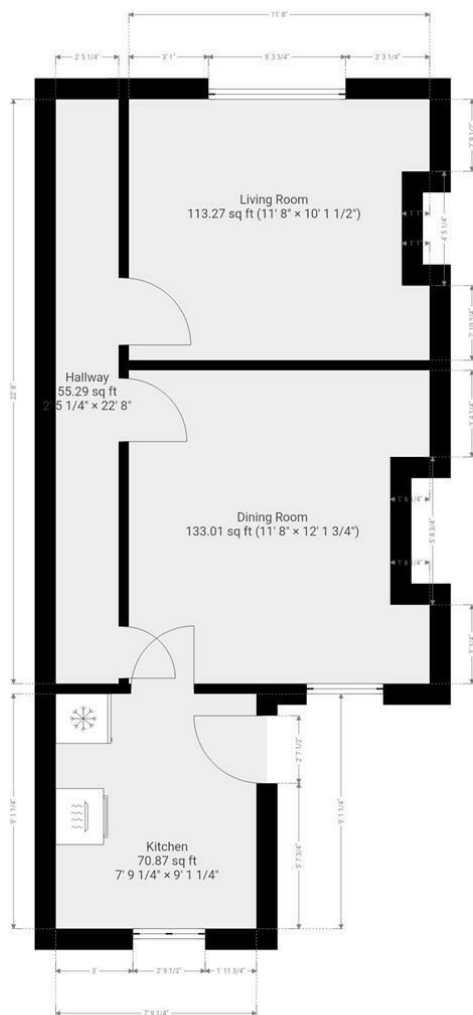




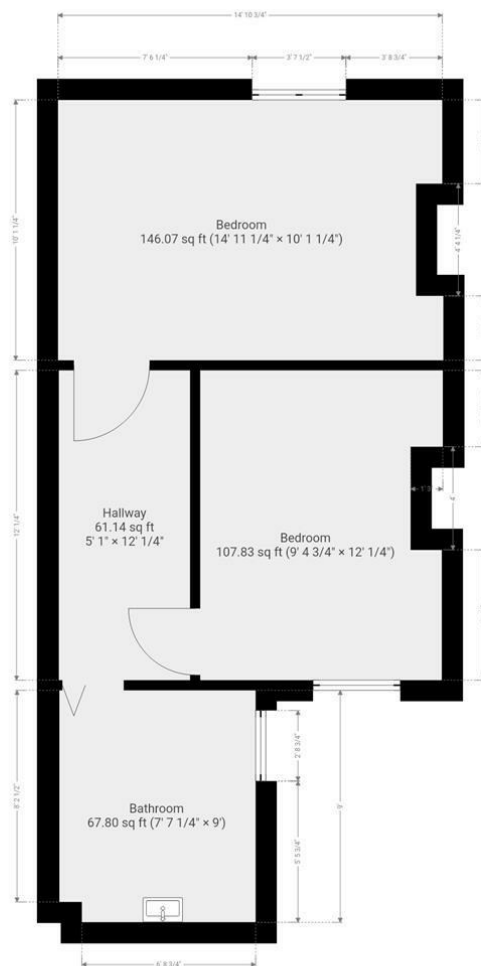
Additional Information

Local Authority -
Council Tax - Band A
Viewings - By Appointment Only

Floor Area - sq ft
Tenure - Freehold



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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	68	
(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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