



33 Guildford Road, Manchester, M19 3FP

£1,100 Per month

- Spacious Two Double Bedroom End Terrace
- Rear Yard
- Close to Green Spaces
- Great Schools Nearby
- EPC: D
- Two Reception Rooms
- Popular Location
- Short walk to Levenshulme Train Station
- Council Tax Band: A
- Deposit: £1269

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CALL TO PRE-BOOK VIEWINGS TO GO AHEAD ONCE WORKS ARE COMPLETED

Nestled on the charming Guildford Road in Manchester, this delightful two-bedroom end terrace house offers a perfect blend of classic character and modern potential. Spanning an impressive 1,023 square feet, the property boasts two spacious reception rooms.

Built in 1900, this home is currently undergoing modernisation, allowing you the unique opportunity to personalise it to your taste while retaining its original charm. The two double bedrooms provide ample space for comfortable living, making it an excellent choice for couples and families.

Situated in a popular location, the property is surrounded by lush green spaces, perfect for leisurely strolls or outdoor activities. Additionally, it is just a short walk from Levenshulme Train Station, offering excellent transport links for commuters and easy access to the vibrant city centre of Manchester or to Stockport.

Families will appreciate the proximity to great schools, ensuring that educational needs are well catered for. This property presents a wonderful opportunity to create a home in a thriving community, combining the best of both urban convenience and suburban tranquillity. Don't miss your chance to make this charming house your own. Please call Kingsdale Estates on 0161 560 2915 to join the waitlist for viewings.



Council Tax Band: A



Hall Way
14'9" x 3'7"

Living Room
11'1" x 11'9"

Dining Room
11'5" x 11'9"

Kitchen
8'6" x 7'6"

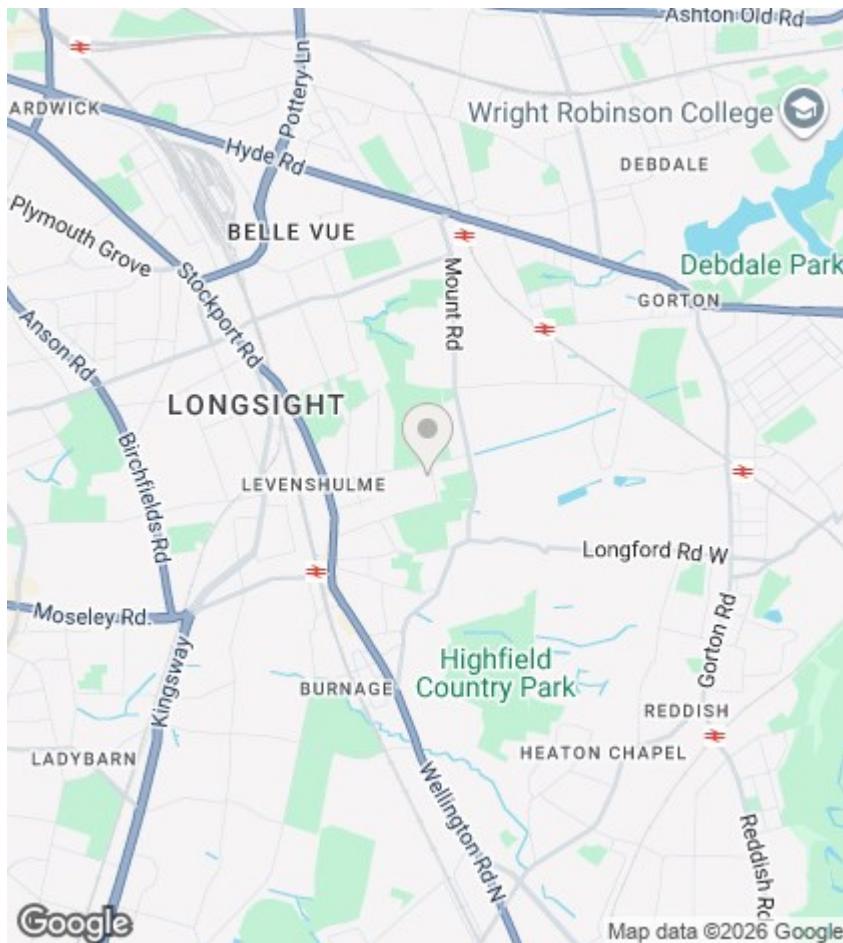
Bedroom One
11'1" x 15'5"

Bedroom Two
11'5" x 9'6"

Bathroom
8'6" x 7'6"

Anti Money Laundering
MONEY LAUNDERING If you are thinking of Buying, Selling, Renting or Investing in Property, please note, that it is our obligation to comply with the following Acts of Parliament: 1) The Money Laundering Regulations Act 2003 2) The Proceeds of Crime Act 2002 3) Terrorism Act 2000 (as amended by the anti-terrorism Crime and Security Act 2001)

Disclaimer
Kingsdale Estates have received confirmation from the Landlord or Seller that all information within the particulars are correct. In the event of the property being a leasehold, Kingsdale Estates would have requested all relevant information in advance. Although we believe all material in the marketing to be correct, we would advise interested parties to satisfy any quires prior to reaching a legal agreement.



Directions

Viewings

Viewings by arrangement only. Call 0161 560 2915 to make an appointment.

EPC Rating:

D

| 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 |

