

45 Milford Drive, Levenshulme, Manchester, M19 2SA

**JohnMellor** 

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## Guide Price £295,000







A three bedroom semi detached family home ideally situated on the road with access at the rear on to Highfield Country Park which comprises a 70 acre area of open land with a picnic area and mapped out country walks. The accommodation is in need of some updating but all the ingredients are there for a purchaser to carry out improvements to their own taste and requirements. Most of the rooms have recently been redecorated, some replastering has been done, and to the ground floor there is a hall, two reception rooms and a kitchen. To the first floor there are three bedrooms and a bathroom with a separate wc.



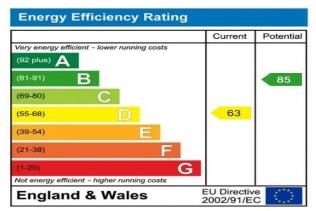




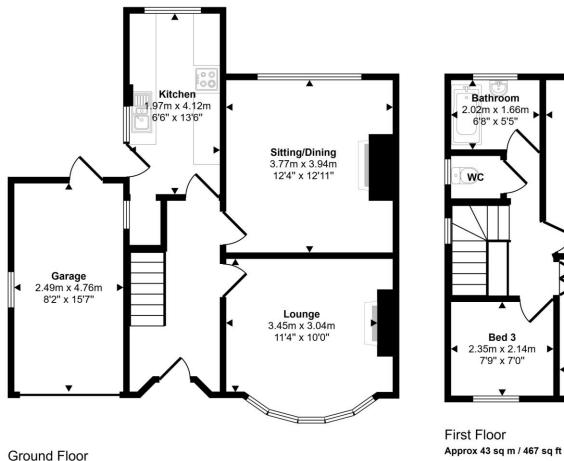
A driveway provides off road parking and leads to an attached garage. The rear garden is a good size and affords an excellent degree of privacy. Milford Drive is convenient for local amenities catering for most of the everyday wants and needs and for the commuter Heaton Chapel train station is just a 0.9 mile walk away and operates into both Stockport and Manchester centres. There is an excellent bus service, and the regions motorway network serves the whole of the Northwest and beyond. Freehold with a chief rent of £5.00 per annum. Council tax band C. No chain involved!







## Approx Gross Internal Area 102 sq m / 1099 sq ft



ooms, doors, windows, and any items are approximate

Bed 1

3.85m x 3.99m

12'8" x 13'1"

Bed 2

3.50m x 3.11m

11'6" x 10'2"

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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Approx 59 sq m / 632 sq ft

IMPORTANT! These particulars and floor plans are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract, nor may they be regarded as representations. All interested parties must themselves verify their accuracy. All measurements are approximate. The agents have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order, or fit for purpose. The buyer is advised to obtain verification from their solicitor or surveyor. J273