



45 Milford Drive, Levenshulme, Manchester, M19 2SA

JohnMellor



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.



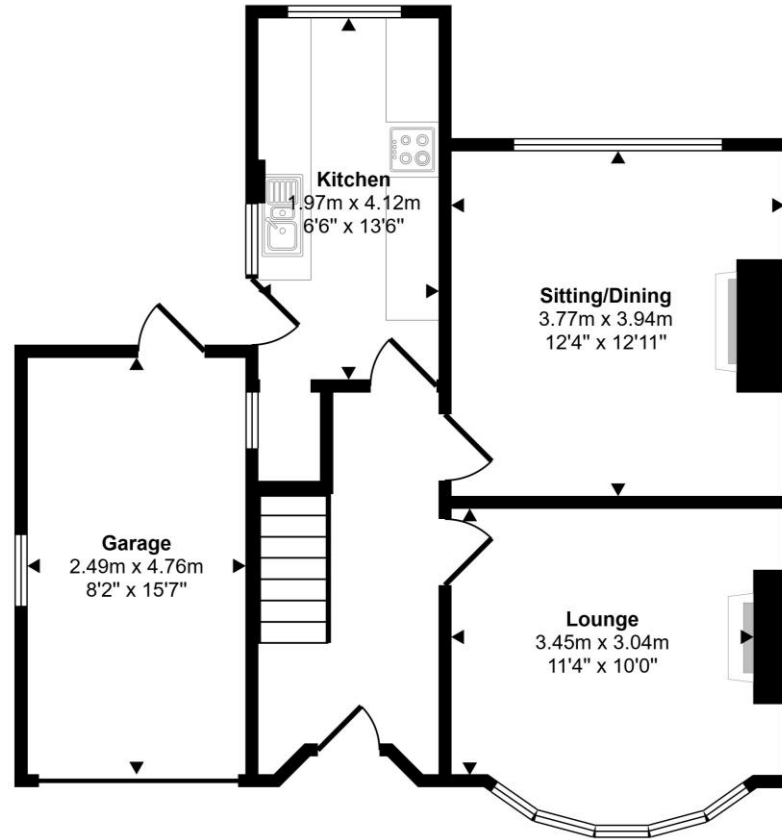
A driveway provides off road parking and leads to an attached garage. The rear garden is a good size and affords an excellent degree of privacy. Milford Drive is convenient for local amenities catering for most of the everyday wants and needs and for the commuter Heaton Chapel train station is just a 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!



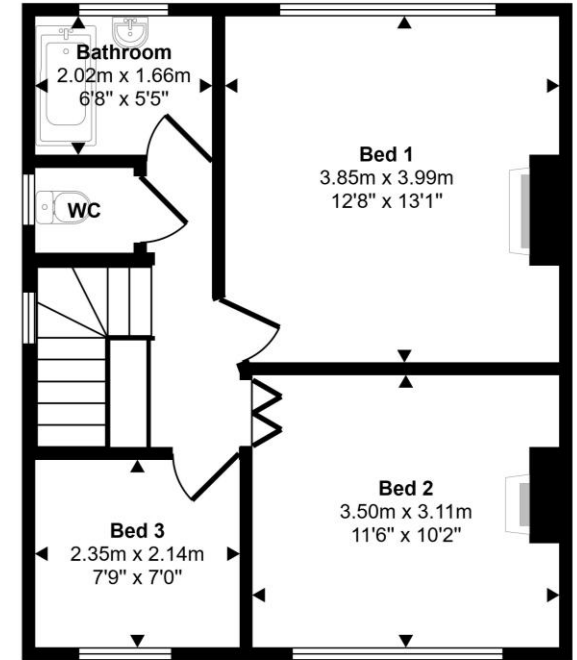
Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient – lower running costs</i>		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient – higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Approx Gross Internal Area
102 sq m / 1099 sq ft



Ground Floor
Approx 59 sq m / 632 sq ft



First Floor
Approx 43 sq m / 467 sq ft

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.