



10 Hillcrest Drive, Levenshulme, Manchester, M19 2RU

JohnMellor



A most attractive two bedroom garden terrace property situated on a very pleasant cul-de-sac bordering Heaton Chapel and extremely convenient for local amenities catering for most of the everyday wants and needs including shops, bars, restaurants, cafes and Highfield Country Park. For the commuter Levenshulme and Heaton Chapel train stations are both a 0.9 mile walk away and operate into both Stockport and Manchester centres. The bright and airy accommodation is neatly laid out and the ground floor includes a vestibule, a good size lounge with a feature fireplace, a modern kitchen diner with understairs storage and there is a glass lean-to at the rear.

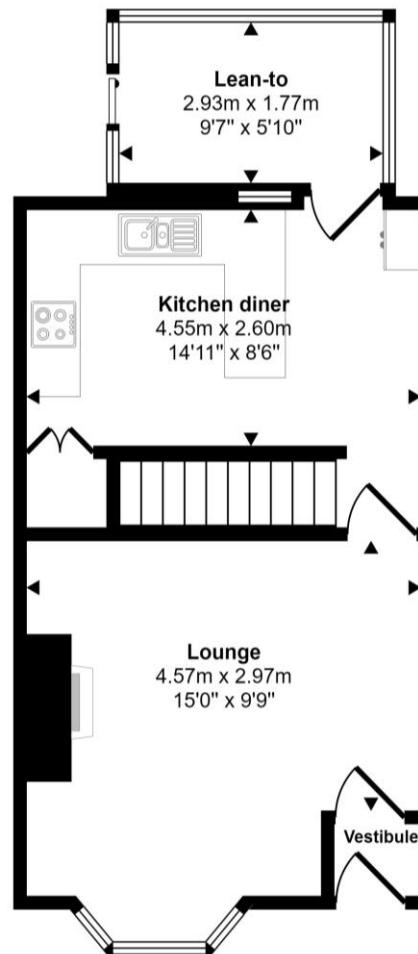


Stairs from the inner hall lead to the first floor where there are two bedrooms and a modern bathroom with a white suite. A pull down ladder from the landing leads up to a useful loft area for storage. Naturally the property is gas centrally heated and the windows are upvc double glazed. Completing the property is the rear garden which is enclosed and has a paved area and raised borders. The property is leasehold for the remainder of a 1000 year term from 1933 with a £4.00 per annum ground rent. Council tax band B. Viewing recommended.

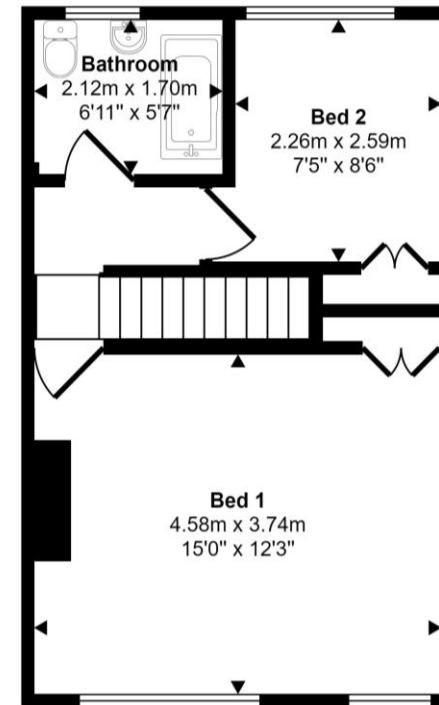


| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 82 |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 63 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

Approx Gross Internal Area
74 sq m / 798 sq ft



Ground Floor
Approx 41 sq m / 436 sq ft



First Floor
Approx 34 sq m / 362 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.

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