



1 May Grove, Levenshulme, Manchester, M19 2QG

JohnMellor



We are delighted to be able to offer for sale this most attractive two double bedroom period end terrace property which is ideally situated in a highly desirable pocket of Levenshulme close to the thriving high street with it's various cafes and bars. In addition for the commuter there is a regular bus service along Stockport Road, and Levenshulme train station is just a 0.4 mile walk away and is only a 7 minute journey into Manchester Piccadilly.

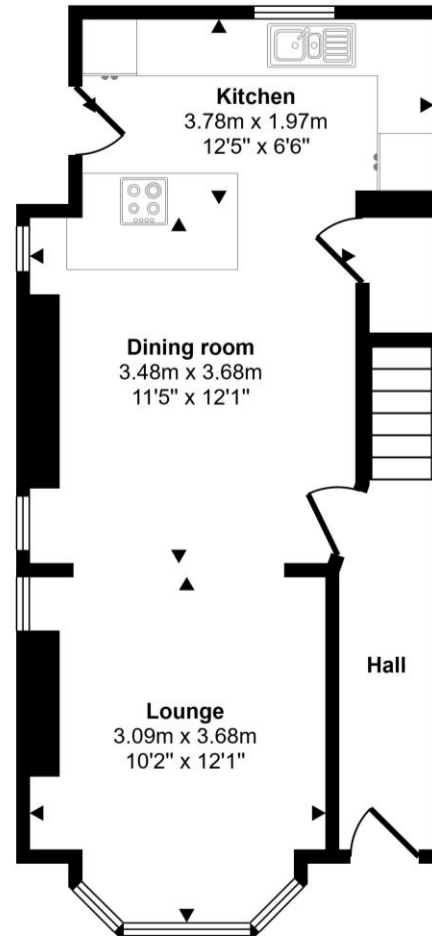


The bright and airy accommodation is gas centrally heated, double glazed and includes a hall, a lounge is open to the dining room which in turn leads into the extended modern fitted kitchen. From the hall there are stairs to the first floor where the two double bedrooms and the bathroom with a white suite will be found. The rear of the property has a southerly aspect and unusually for a property of this style there is a garage to the rear which is currently used as a utility and for storage. Freehold. Council tax band A.

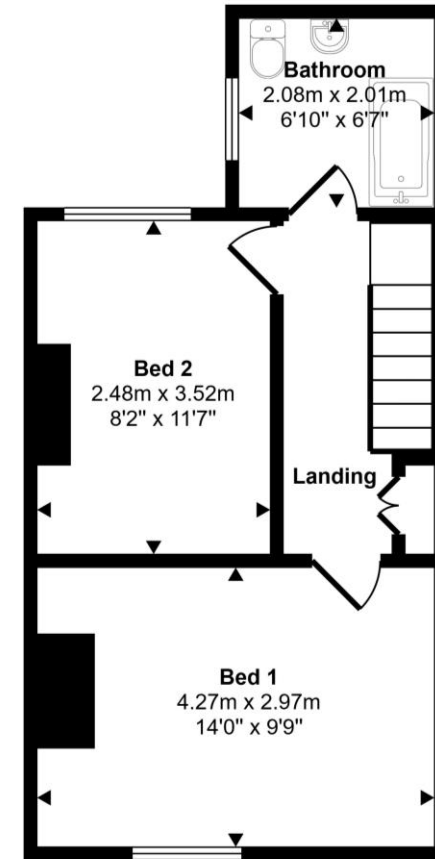


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Approx Gross Internal Area
71 sq m / 766 sq ft



Ground Floor
Approx 38 sq m / 414 sq ft



First Floor
Approx 33 sq m / 353 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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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