



15 Westminster Street, Manchester, M19 3FE

Offers Over £230,000

*****FANTASTIC TWO BEDROOM SEMI IN LEVENSHULME***** Introducing this immaculate two bedroom semi-detached house nestled in the heart of Levenshulme. Located in a peaceful cul-de-sac just off Barlow Road. Fresh from a comprehensive renovation, this home is in a state of pristine perfection, making it an ideal opportunity for homeowners and landlords alike. Upon entering the property, you are greeted by the elegant bay fronted front reception room. Natural light streams through, creating an inviting ambiance. The kitchen is a masterpiece in itself, featuring brand new fixtures and wooden countertops that seamlessly match the flooring. Light grey cupboards provide ample storage, blending style and functionality effortlessly. Two generously sized reception rooms have been thoughtfully combined into one, resulting in a spacious, flowing living area. Light grey carpets spread throughout the rooms, creating an understated elegance that complements any decor. The backyard is a haven of tranquillity, boasting a good-sized, low-maintenance garden. It provides the perfect setting for outdoor leisure and entertainment, offering a serene escape from the bustling city. The bathroom is a testament to modern luxury, with ample space and brand new fixtures. It features a sleek, contemporary bath and a double shower, complete with a chic dark grey tile scheme and white cladding. The shower head adds a touch of opulence to your daily routine. Both bedrooms are generously proportioned and are adorned with plush grey carpets that lend a cozy, welcoming atmosphere. For savvy investors, this property presents an excellent opportunity for immediate rental income. Its prime condition and desirable location make it a highly attractive proposition for prospective tenants, ensuring a swift return on investment. Please contact Sanderson James on 0161 256 0808 to arrange your viewing.

Lounge

10'9" x 12'1" (3.3 x 3.7)

Dining Room

10'9" x 11'5" (3.3 x 3.5)

Kitchen

9'6" x 9'6" (2.9 x 2.9)

Bedroom One

14'1" x 10'5" (4.3 x 3.2)

Bedroom Two

8'10" x 8'2" (2.7 x 2.5)

Bathroom

9'6" x 9'6" (2.9 x 2.9)

Are You Thinking Of Selling

THINKING OF SELLING If you are thinking of selling, renting or buying a home, we would be delighted to arrange an appointment at your convenience to visit you in your home to offer advice and a practical, professional marketing service without obligation.

Sale Disclaimer

DISCLAIMER These particulars, whilst believed to be accurate are set out as a general guideline only or guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, including gas central heating* and so cannot verify they are in working order or fit for their purpose.

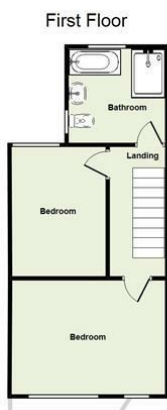
Sales Open Hours

OPENING HOURS We are open 6 days a week. Monday - Wednesday 9.30am - 6.00pm, Thursday 9.30am - 6.00pm, Friday 9.30am - 5.00pm, Saturday 9.30am - 3.00pm.

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)





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		53	74
	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
	EU Directive 2002/91/EC		

Although every effort has been made to ensure the accuracy of this floor plan, we cannot accept any responsibility for errors. This floor plan was created using software provided by Quick Floor Plans Ltd.

