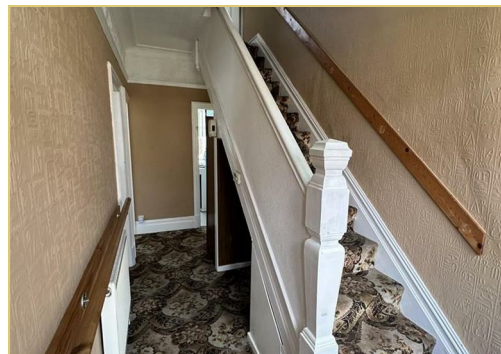




## 11 Lytham Road, Manchester, Cheshire M19 2AT Offers Over £335,000

**\*\*\*LARGE 3 BED SEMI WITH ORIGINAL FEATURES\*\*\*** Welcome to this charming 3-bedroom semi-detached house located in the highly sought-after area of Levenshulme. Bursting with potential, this property offers a fantastic opportunity for buyers looking to create their dream home. In need of a full refurbishment and updating throughout, it presents a blank canvas for you to bring your vision to life. The house retains many of its original features, providing a solid foundation to build upon. From the moment you step inside, you can appreciate the character and history embedded in this home. High ceilings, bay windows and stained glass are just a few of the features that could be lovingly restored to their former glory.

One of the standout aspects of this property is the generous rear garden. Perfect for gardening enthusiasts or those who love outdoor entertaining, this large space offers endless possibilities. Additionally, an outbuilding provides extra storage or the potential for conversion into a workshop, studio, or home office. Located in a prime area of Levenshulme, this house is ideally positioned to take advantage of the local amenities, schools, and transport links. The vibrant community and proximity to parks and shops make it an attractive option for families and professionals alike. Given its desirable location and abundant potential, this property is expected to be very popular with buyers. Viewings are highly recommended to appreciate how this property can be transformed into a stunning home. Contact us today to arrange a viewing and explore the possibilities this property has to offer. Contact Sanderson James to arrange your viewing!



**Hallway**

**First Reception Room**

**Second Reception Room**

**Kitchen**

**Rear Garden**

**Bedroom One**

**Bedroom Two**

**Bedroom Three**

**Bathroom**

**Sales Open Hours**

**OPENING HOURS** We are open 6 days a week. Monday - Wednesday 9.30am - 6.00pm, Thursday 9.30am - 7.00pm, Friday 9.30am - 5.00pm, Saturday 9.30am - 3.00pm.

**Are You Thinking Of Selling**

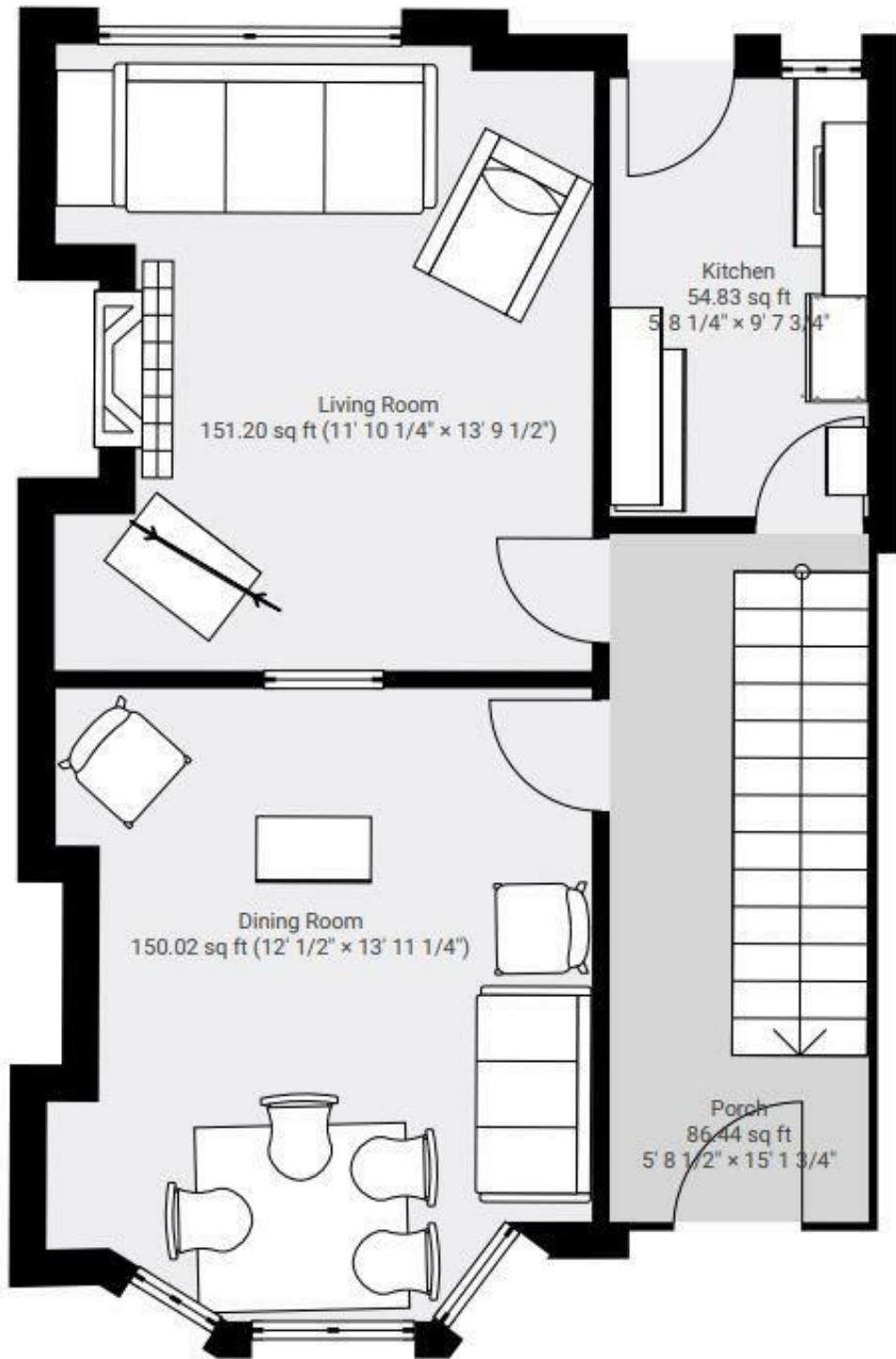
**THINKING OF SELLING** If you are thinking of selling, renting or buying a home, we would be delighted to arrange an appointment at your convenience to visit you in your home to offer advice and a practical, professional marketing service without obligation.

**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.

**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) <b>A</b>	73
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(02 plus) <b>A</b>	11
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC

