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Sanderson
James



35 Ratcliffe Street, Manchester, Lancashire M19 3GF
£230,000

*****FULLY REFURBISHED HOME***** Sanderson James is delighted to present this well presented two-bedroom terraced home for sale. Situated in Levenshulme, this property enjoys close proximity to the town centre, local shops and Levenshulme train station. Fully refurbished with neutral décor throughout and laminated flooring, this home exudes modern elegance. The property comprises a front lounge, a spacious dining kitchen, and a low-maintenance backyard equipped with decking. Upstairs, there's a spacious master bedroom, a good sized second bedroom, and a modern bathroom. This home is perfect for families and presents a promising investment opportunity for investors. If you're eager to make this property yours, please contact Sanderson James on 0161 256 0808.



Living Room

Dinning Kitchen

Backyard

Master Bedroom

Bedroom Two

Bathroom

Sales 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 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)

Sales opening hours

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

Sales 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.







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			92
(81-91) B		75	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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	

