



Monica Grove

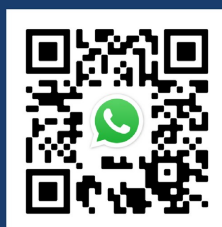
Manchester



£260,000

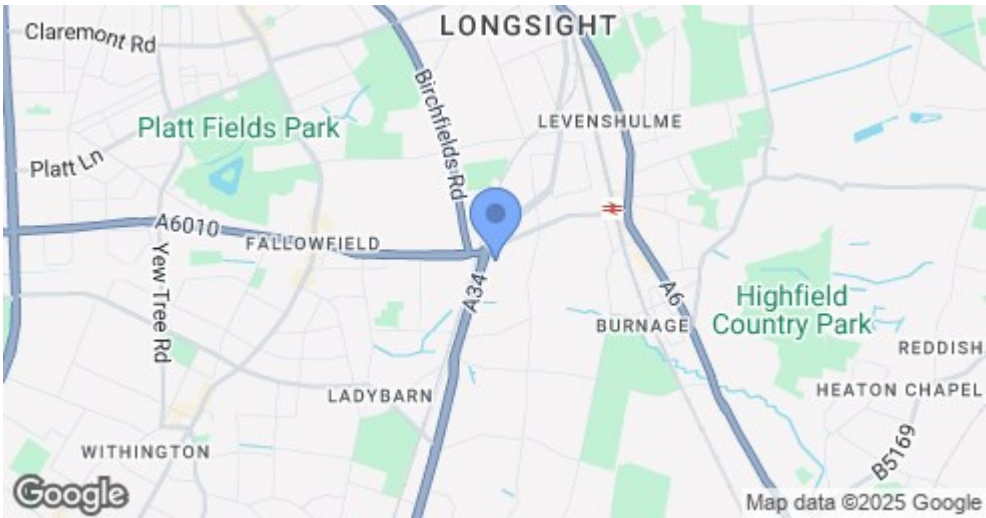
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SEND US A
MESSAGE



SPENCER
HARVEY

PASSIONATE ABOUT PROPERTY



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A	71	86
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC 

PROPERTY DESCRIPTION

A well presented 3-bedroom semi-detached home, situated in one of Manchester’s most sought-after and trendy neighbourhoods – Levenshulme. Close to the cafes, restaurants and boutique shops and only a short distance to the Fallowfield Loop and Cringle Park. Recently decorated to a high standard, this property offers a perfect blend of modern living with fantastic local amenities, making it an ideal family home or a stylish pad for young professionals.

Key Features:

VACANT POSSESSION and NO ONWARD CHAIN

3 Spacious Bedrooms – Well-proportioned and filled with natural light, perfect for families or sharers.

Open-Plan Kitchen/Dining/Living Area – A modern and stylish space that flows seamlessly, perfect for entertaining or relaxing. The sleek kitchen is fully equipped with integrated appliances and plenty of storage.

KEY FEATURES

- Fantastic Location
- Quiet Cul-De-Sac
- Garage and Parking
- 3 Bedrooms
- Open Plan Living
- Patio Doors opening to enclosed back garden
- Recently decorated and ready to move in

GROUND FLOOR

KITCHEN/DINER
18'5" x 9'5"
4.70m x 3.07m

LIVING ROOM
15'5" x 8'2"
3.90m x 2.50m

HALLWAY

GARAGE
12'1" x 8'5"
3.65m x 2.60m

1ST FLOOR

BATHROOM
6'0" x 6'5"
1.83m x 2.00m

BEDROOM 1
12'0" x 10'5"
3.66m x 3.18m

BEDROOM 2
10'0" x 10'5"
3.05m x 3.18m

BEDROOM 3
7'5" x 10'5"
2.30m x 3.18m

EPC RATING:
C

COUNCIL TAX
BAND:
C

