



21 Randolph Street, Manchester, M19 3AU

**£1,100**

- Two Well Proportioned Bedrooms
- Brand New Flooring
- Available Immediately
- EPC: D
- Redecorated Throughout
- Short Walk from Stockport Road
- Deposit: £1269
- Council Tax Band:

# 21 Randolph Street, Manchester M19 3AU

Nestled on Randolph Street in the vibrant area of Levenshulme, this modernised two-bedroom terraced house offers a delightful living space perfect for young professionals and families alike. Spanning an impressive 753 square feet, the property boasts well-proportioned rooms that create a comfortable and inviting atmosphere.

Upon entering, you will find a thoughtfully designed layout that maximises space and light. The property features a contemporary bathroom and two spacious bedrooms. The front and rear yards offer outdoor space ideal for the summer months, while on-street parking ensures convenience for residents and visitors.

Location is key, and this home is ideally situated just a short walk from Stockport Road, Levenshulme Train Station, and the local Asda supermarket, making daily errands and commuting a breeze. With its modern amenities and prime location, this terraced house is available for immediate occupancy, making it an excellent choice for those looking to settle in a lively community.

Whether you are seeking a new home for your family or a stylish base for your professional life, this property on Randolph Street is sure to meet your needs. Don't miss the opportunity to make this charming house your new home.



Council Tax Band: A



### Living Room

14'9" x 11'9"

### Kitchen

11'9" x 11'9"

### Bedroom One

8'6" x 11'9"

### Bathroom

5'10" x 5'10"

### Bedroom Two

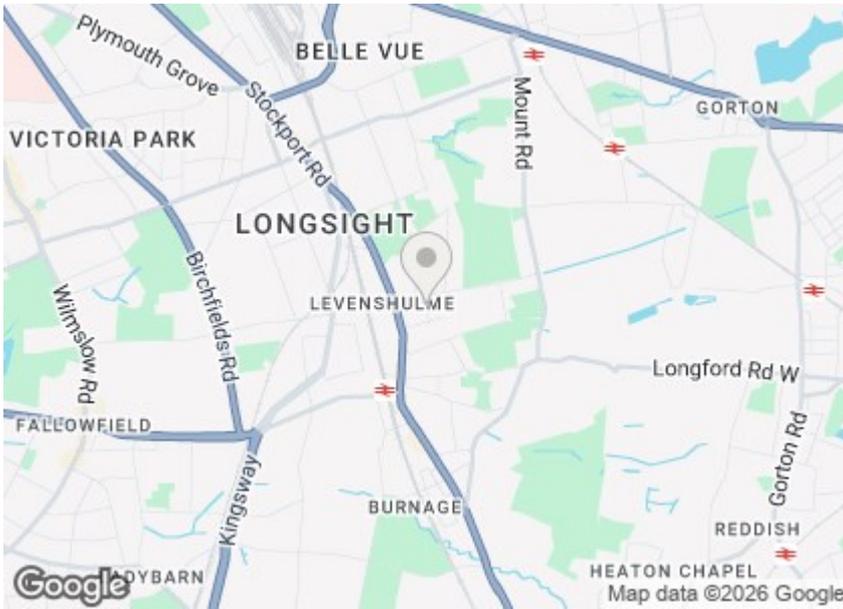
11'9" x 11'9"

### 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)

### Disclaimer

Kingsdale Estates have received confirmation from the Landlord or Seller that all information within the particulars are correct. In the event of the property being a leasehold, Kingsdale Estates would have requested all relevant information in advance. Although we believe all material in the marketing to be correct, we would advise interested parties to satisfy any quires prior to reaching a legal agreement.



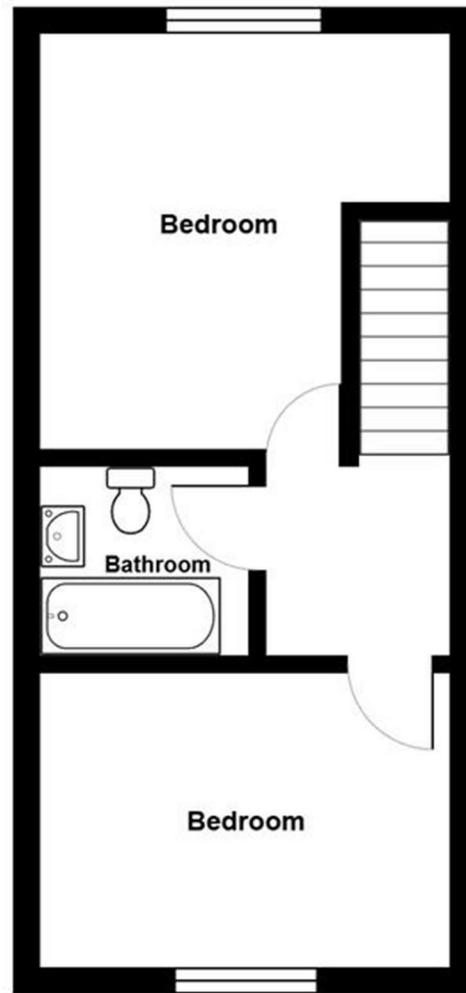
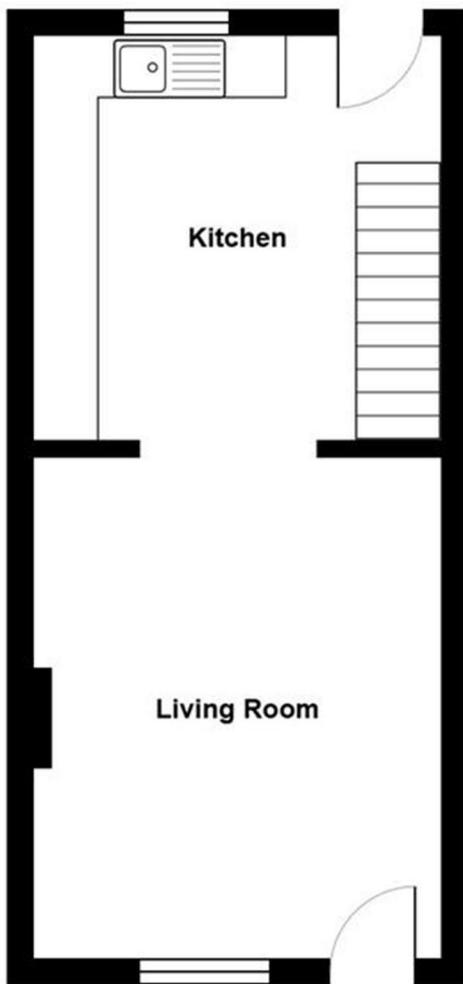
## Viewings

Viewings by arrangement only. Call 0161 560 2915 to make an appointment.

## EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>68</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	



All measurements are approximate and for display purposes only