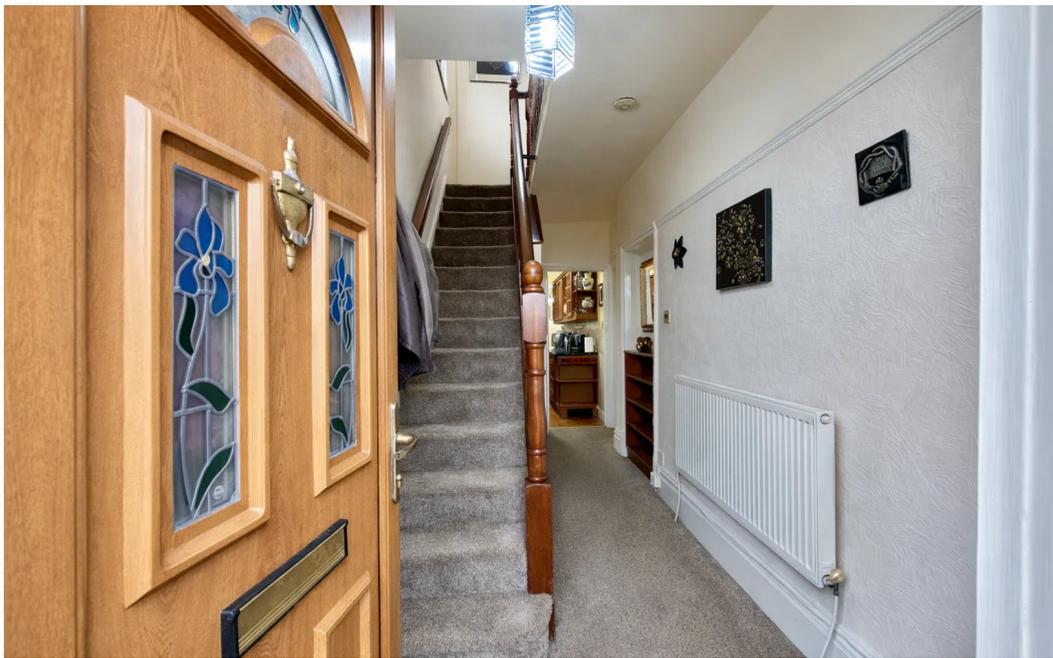


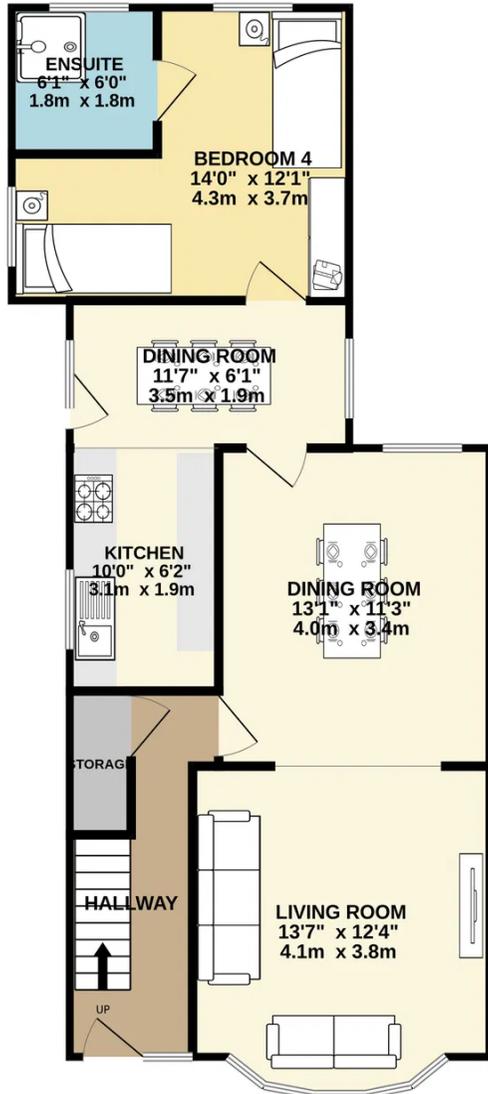


**Matthews Lane, Levenshulme, Manchester, M19 3ES**

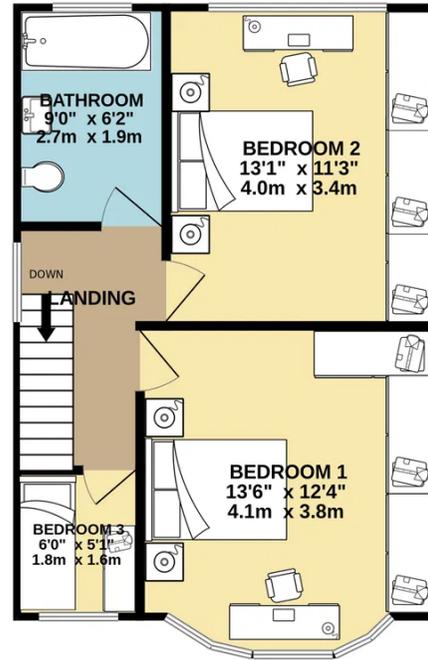
Offers Over **£325,000**



GROUND FLOOR  
687 sq.ft. (63.9 sq.m.) approx.



1ST FLOOR  
448 sq.ft. (41.6 sq.m.) approx.



TOTAL FLOOR AREA : 1135 sq.ft. (105.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**Bedrooms: 4 | Bathrooms: 2 | Reception: 2**

Four Bedrooms | Two Bathrooms | Two Reception Rooms

Welcome to Matthews Lane, Levenshulme – a home that feels instantly welcoming, reassuringly spacious, and perfectly suited to modern family life from the moment you arrive.

Set on a popular and well-established residential street, this beautifully presented four-bedroom bay fronted semi detached home has been carefully maintained and thoughtfully arranged to offer generous living space across multiple floors. Ideal for growing families, professional couples, or those seeking flexibility to work from home, this is a property where you can move straight in and start enjoying life without compromise.

Step inside and you're greeted by a long and practical entrance hallway, a feature often overlooked but hugely valuable in everyday living. It provides ample room for coats, shoes, school bags, and prams, helping keep the rest of the home calm, organized, and clutter-free – a perfect introduction to the thoughtful layout beyond.

The first reception room is warm and inviting, offering a comfortable space to relax at the end of the day. Whether it's cosy evenings in, family time, or a quiet moment with a book, this room adapts effortlessly to your lifestyle.

To the front of the property, the second reception room currently serves as a spacious dining area, comfortably accommodating a large dining table and chairs. It's an ideal setting for family meals, entertaining friends, or celebrating special occasions – a true hub for coming together.

To the rear, the generously sized kitchen is both practical and inspiring. With ample worktop space and a well-planned layout, it's a kitchen designed to be used and enjoyed – from busy weekday dinners to relaxed weekend cooking. This space naturally becomes the heart of the home, where everyday moments are shared.

Upstairs, the property continues to impress with four well-proportioned bedrooms, offering excellent flexibility. Whether you need space for children, guests, a home office, or creative use, each room feels comfortable and versatile.