



**Woodland Road, Levenshulme, Manchester, M19**

**Guide Price: £360,000**

*Freehold*

# Woodland Road, Levenshulme, Manchester, M19

Situated on Woodland Road in Levenshulme, this charming three-bedroom period semi-detached enjoys an excellent location, with easy access to beautiful green spaces, excellent transport links, and highly regarded local schools.

Approaching the property, you are welcomed through a front gate into a paved front garden, with convenient side access providing space for bin storage and access to the rear garden.

Stepping inside, the spacious entrance hallway immediately showcases the home's period character, featuring a striking cast iron radiator, a large window allowing plenty of natural light, and solid wood flooring that continues seamlessly into the living room. Positioned at the front of the property, the generous living room boasts a large bay window, high ceilings, and original decorative coving, creating a bright and elegant reception space.

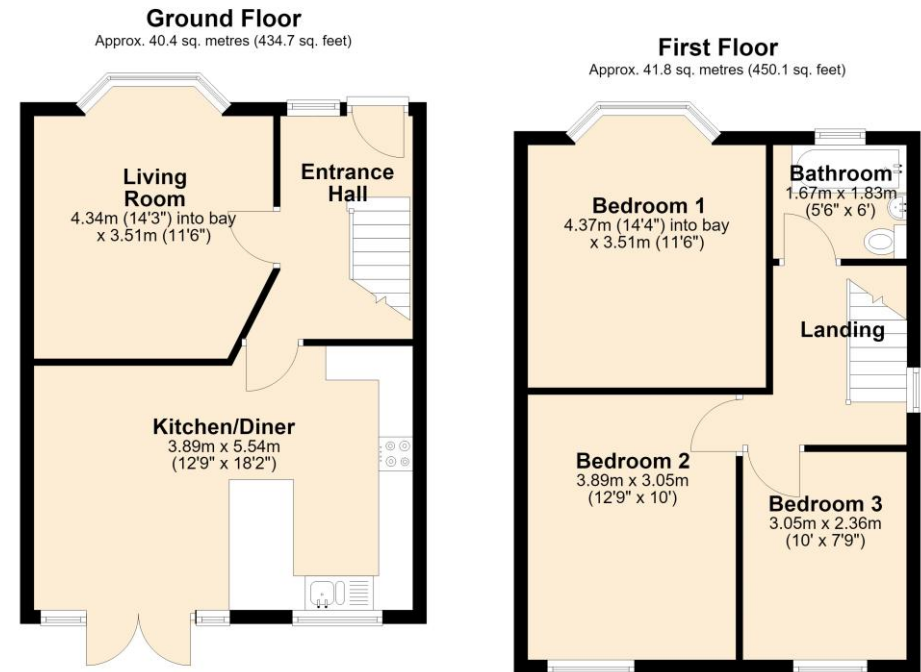
To the rear of the home is a fantastic open-plan kitchen and dining area, ideal for modern family living and entertaining. The fitted kitchen offers ample worktop and cupboard space, along with room for appliances. The dining and living area features fitted bookshelves and storage cupboards on either side of the chimney breast, while patio doors open directly onto the rear garden, creating an excellent indoor outdoor connection.

The first floor offers three well proportioned double bedrooms. The principal bedroom, positioned at the front of the property, benefits from a large bay window, fitted shelving, and ample space for wardrobes. Overlooking the rear garden, the second double bedroom enjoys a pleasant outlook and features an attractive period fireplace. The third bedroom is also a generous double, making it ideal as a guest room, nursery, or home office.

Completing the accommodation is the family bathroom, fitted with a bath with shower over, WC, and hand wash basin.

Outside, the enclosed rear garden provides a wonderful space to relax and entertain, with paved patio seating areas surrounded by an abundance of mature plants and shrubs, creating an attractive and private outdoor setting.

- EPC TBC
- Freehold
- Council Tax Band B



Total area: approx. 82.2 sq. metres (884.8 sq. feet)





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### Disclaimer

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