



GLEN HEATON

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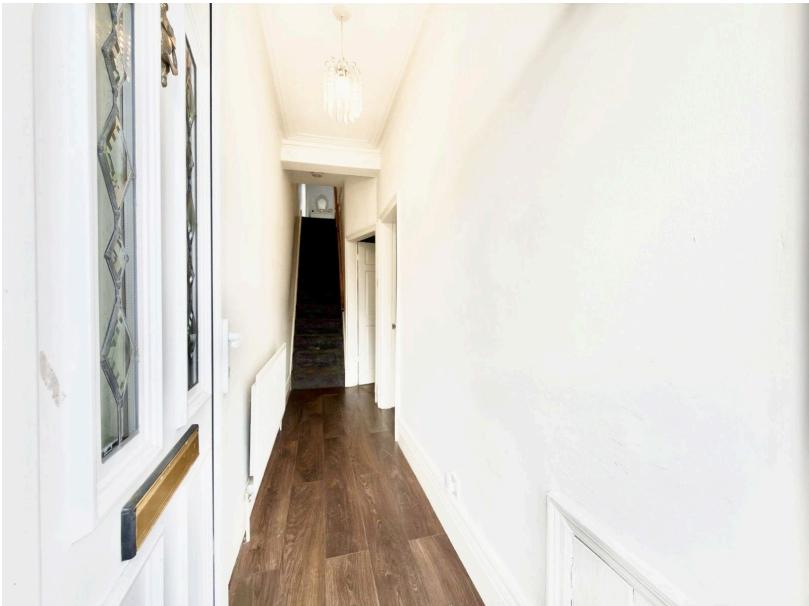
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📞 01617 062054

# 45 Langdale Avenue, Levenshulme

Offers Over £260,000

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- Please Quote Ref GH702
- Highly Sought After Location
- No Onwards Chain
- Two Reception Rooms
- Move In Condition
- Quiet Cul De Sac Location
- Levenshulme Train Station In Walking Distance
- Outstanding Local Schools Close By





GROUND FLOOR  
444 sq ft (41.2 sq m) approx.

1ST FLOOR  
434 sq ft (40.2 sq m) approx.



TOTAL FLOOR AREA - 878 sq ft (81.5 sq m) approx.  
While every effort has been made to ensure the accuracy of the floor plan, measurements are approximate and should be used as a guide only. Plans are for illustration purposes only and should be used as such for any property purchase. The plan is for illustrative purposes only and should be used as such for any property purchase. The plan is for illustrative purposes only and should be used as such for any property purchase. The plan is for illustrative purposes only and should be used as such for any property purchase. The plan is for illustrative purposes only and should be used as such for any property purchase.

Open Day Saturday 14th February, Call The Office To Book Your Time Slot.

Welcome To Langdale Avenue, Levenshulme , A Spacious Three Bedroom Mid Terrace Home With No Onwards Chain.