



9 WETHERALL STREET MANCHESTER

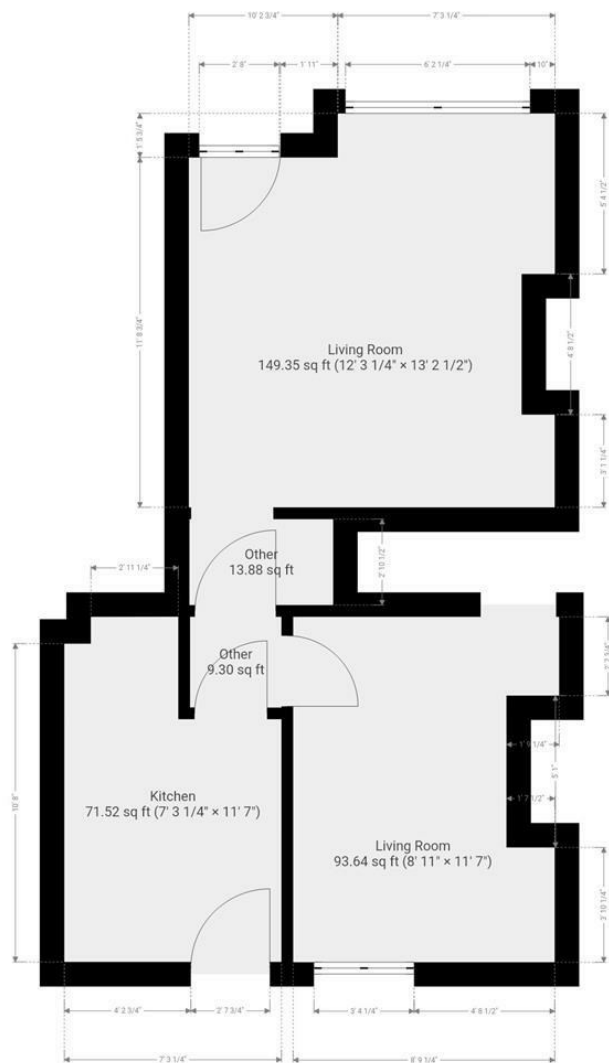
£185,000
FREEHOLD

This spacious two-bedroom terraced home offers an excellent opportunity for first-time buyers or investors looking to add value through refurbishment. Located in the heart of Levenshulme, the property is in generally fair condition but would benefit from modernisation throughout, allowing the new owner to truly make it their own. On the ground floor, you'll find two generous reception rooms offering flexible living and dining space, along with a separate kitchen to the rear. Upstairs, there are two well-proportioned double bedrooms and a family bathroom, all offering good natural light. The property also benefits from a small rear yard, ideal for outdoor seating or additional storage. Situated in a popular and well-connected area, the property is just a short walk from Levenshulme train station, providing direct access to Manchester city centre and Stockport. There are also frequent bus services running along Stockport Road, offering convenient public transport options. For those commuting by car, the A6 and M60 motorway are easily accessible. Levenshulme is a vibrant and up-and-coming neighbourhood known for its strong sense of community and growing selection of independent shops, cafés, and restaurants. The nearby weekly Levenshulme Market and local green spaces such as Cringle Park and Highfield Country Park add to the area's appeal. This is a fantastic opportunity to purchase a home with great potential in a well-connected and increasingly popular part of Manchester. Early viewing is recommended.

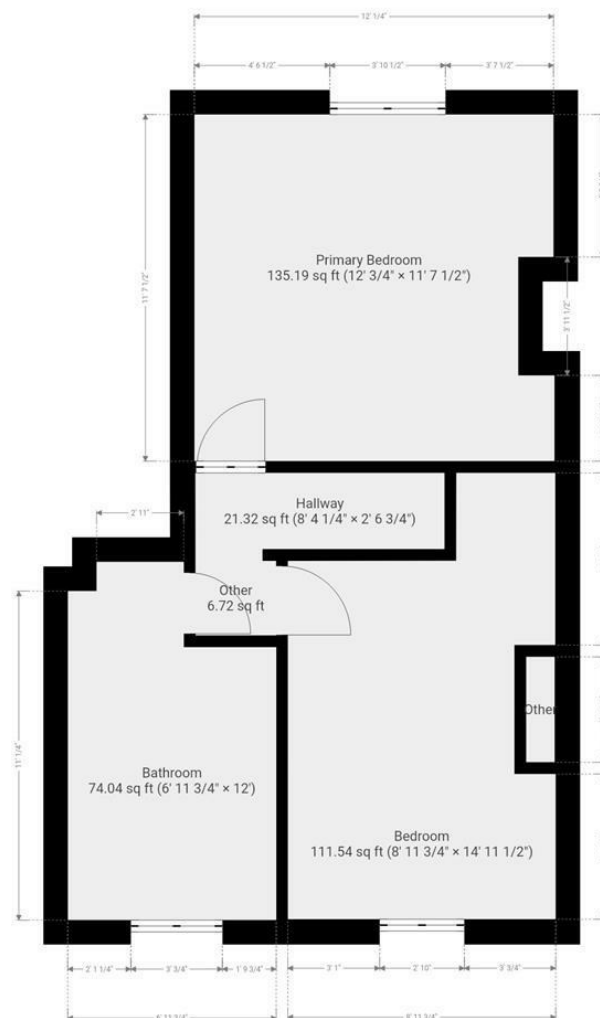




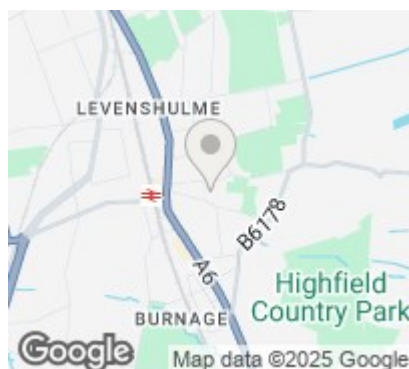




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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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