



**Forest Range, Levenshulme, Manchester, M19**

**Guide Price: £300,000**

*Freehold*

# Forest Range, Levenshulme, Manchester, M19

**\*\* Offered with NO ONWARD CHAIN \*\*** Nestled on the ever-popular Forest Range, just a short stroll from the beloved Long Boi's Bakery, this charming three double bedroom period mid-terrace home perfectly blends character and modern comfort.

Upon entering, you are greeted by a spacious entrance hallway that sets the tone for the generous proportions throughout. To the front, the bright and airy living room features a large window flooding the space with natural light.

To the rear, a well-proportioned dining room offers an ideal space for family meals or gatherings with friends, seamlessly flowing through to the modern dining kitchen. The kitchen is fitted with a contemporary range of base and eye-level units, providing ample storage and workspace, and features a door leading out to the low-maintenance rear garden.

Upstairs, the property offers three generously sized double bedrooms, each tastefully decorated and filled with natural light. Completing the first floor is a modern fitted bathroom.

Externally, the property benefits from a paved garden to the rear, offering a private outdoor space.

Situated in the heart of Levenshulme, this home enjoys easy access to local independent shops, cafés, and excellent transport links, making it an ideal choice for families and professionals alike.



- Freehold
- EPC D
- Council Tax A









Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

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### Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.