



24 Collingwood Road, Levenshulme, Manchester, M19 2AW

JohnMellor



Viewing recommended! We are pleased to be able to offer for sale this larger style three bedroom period semi detached family home which was built in 1913 to a traditional bay window design and situated on a popular residential road of similar style properties. The bright and airy accommodation is neatly laid out and rooms include a welcoming hall, two excellent reception rooms, a kitchen and three good size bedrooms with a bathroom. There is original wooden flooring to the ground floor and open fireplaces to both reception rooms.

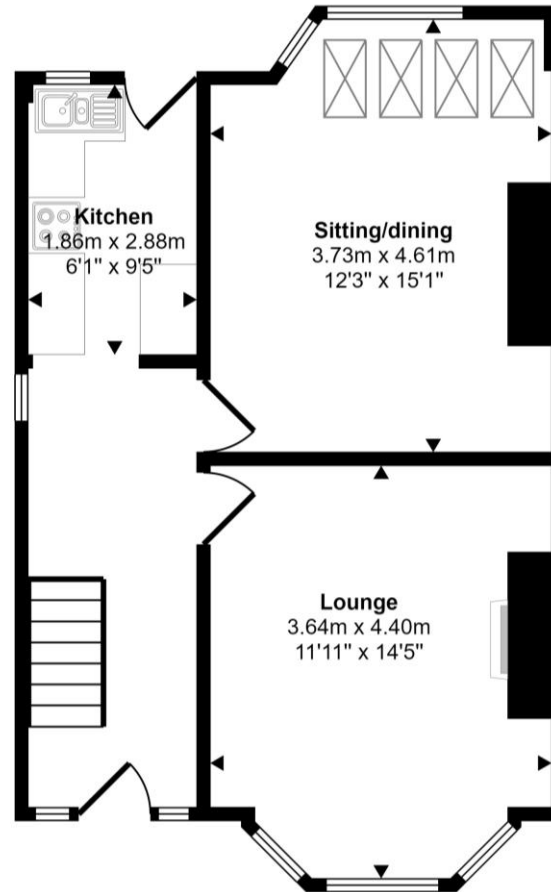


There is a well stocked front garden and a path to the side leads to the private rear garden which is recently paved with Indian decorative sandstone, bordered by trees and shrubs and further benefits from a brick built outhouse for storage. Collingwood Road is convenient for local amenities catering for most of the everyday wants and needs including shops, cafes, bars, restaurants and schools of high repute for all ages. In addition for the commuter bus routes on the A6 and Levenshulme train station are both just a 0.5 mile walk away and operate into Manchester and Stockport centres. Freehold and council tax band C.

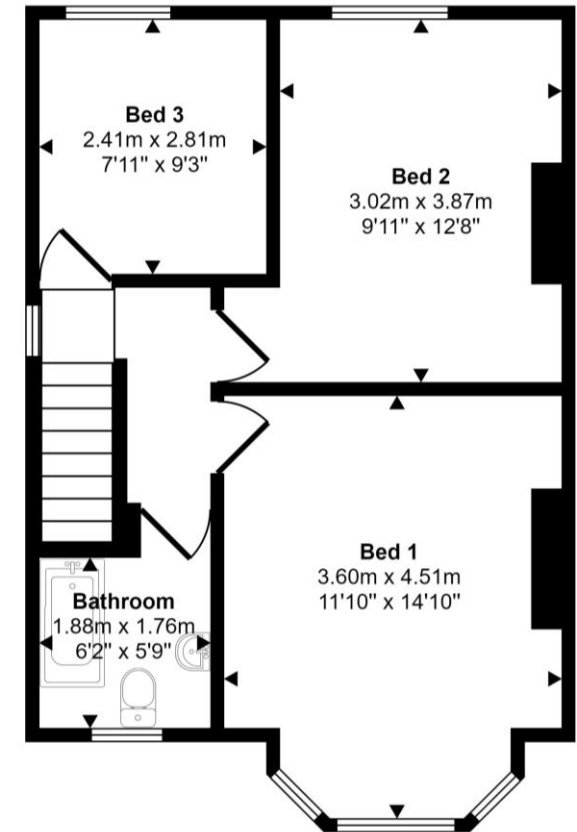


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D		
(39-54) E	47	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Approx Gross Internal Area
92 sq m / 989 sq ft



Ground Floor
Approx 47 sq m / 508 sq ft



First Floor
Approx 45 sq m / 480 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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IMPORTANT! These particulars and floor plans are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract, nor may they be regarded as representations. All interested parties must themselves verify their accuracy. All measurements are approximate. The agents have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order, or fit for purpose. The buyer is advised to obtain verification from their solicitor or surveyor. J273