

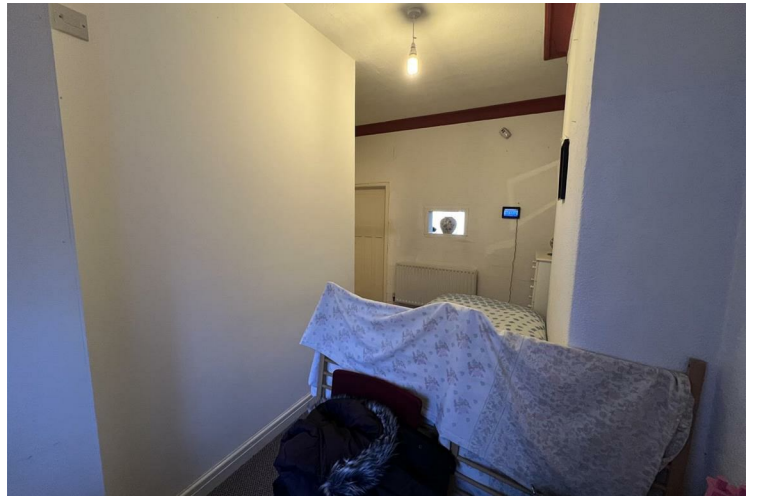


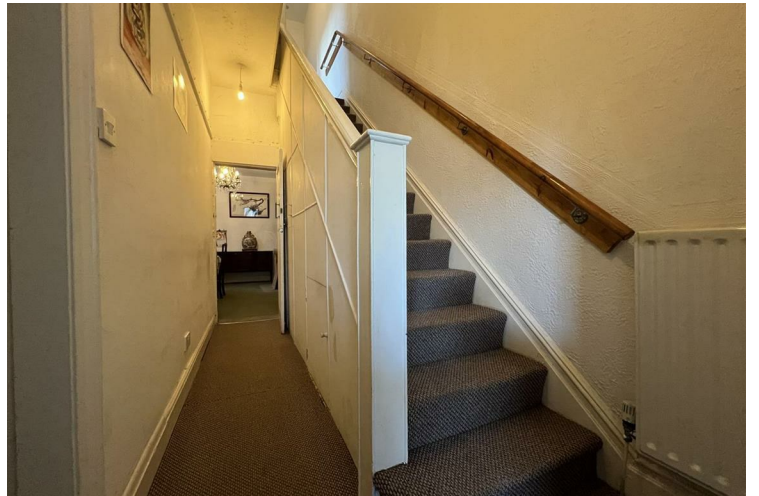
## 318 Slade Lane Manchester

**£330,000**  
**FREEHOLD**

This impressive four-bedroom terraced home offers generous living space throughout and is ideal for families, investors, or those seeking a property with development potential. The ground floor features two well-proportioned reception rooms, perfect for both relaxation and entertaining. Also on this level is a convenient ground-floor bedroom complete with an ensuite, making it an excellent option for guests or multigenerational living. The kitchen is practical and spacious, leading out to a good-sized rear yard ideal for outdoor dining or low-maintenance gardening. Upstairs, you'll find three double bedrooms, including an exceptionally large master bedroom that provides ample space for wardrobes, storage, and additional furniture. The main bathroom is complemented by a separate toilet, adding extra convenience for busy households. The property is in good condition throughout, and its generous layout offers exciting potential for reconfiguration or further development, subject to the necessary planning permissions. Situated in a vibrant and well-connected area, the home benefits from excellent transport links, including easy access to nearby bus routes and Levenshulme train station a short walk away offering direct connections into Manchester city centre. A range of local amenities are within close proximity, such as supermarkets, cafés, schools, and parks, making this a superb location for both families and commuters alike.





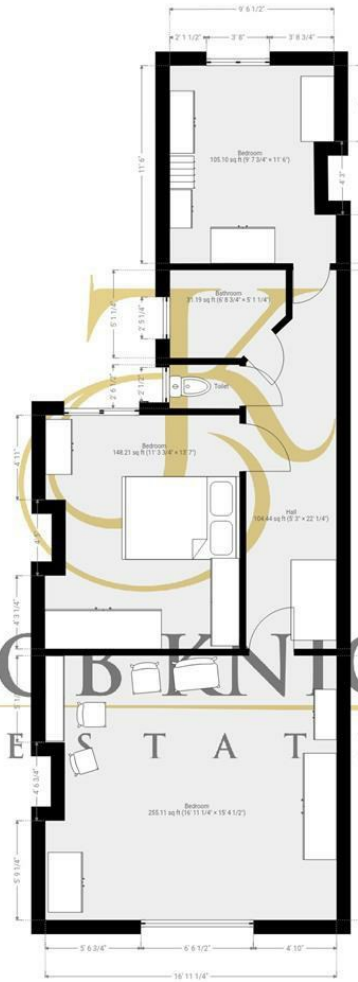






# JACOB KNIGHT JACOB KNIGHT

ESTATE ESTATE



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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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
		70	85

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

Levenshulme  
902 Stockport Road  
Levenshulme  
Greater Manchester  
M19 3AD

0161 660 0993.  
info@jacobknight.com  
<https://jacobknight.com/>

