

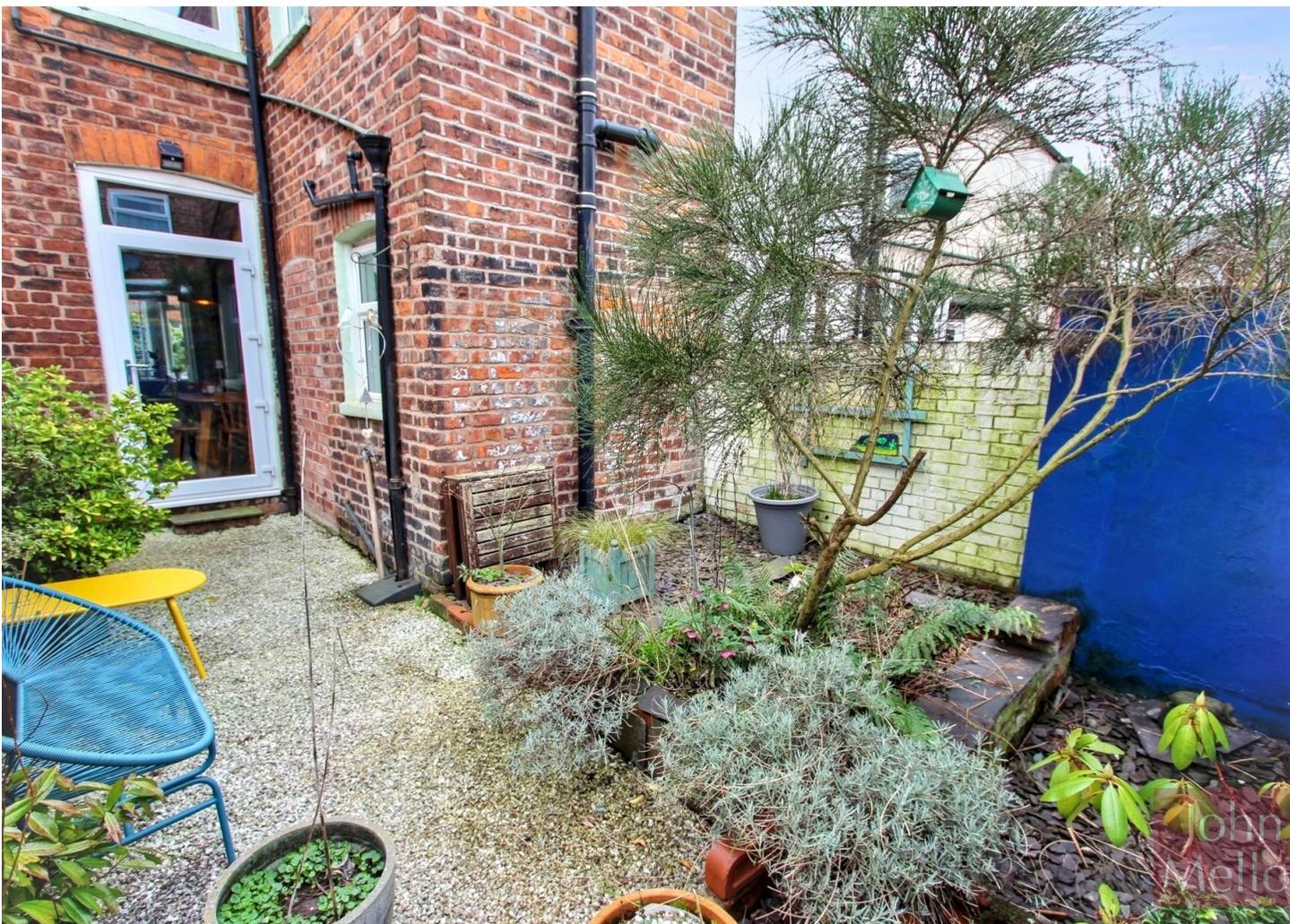


11 Danforth Grove, Levenshulme, Manchester, M19 2TD

John Mellor



We are delighted to be able to offer for sale this beautifully presented two bedroom garden terrace home which is situated on a very pleasant cul de sac being free from through traffic. The bright and airy rooms are tastefully decorated throughout and include a hall, a lounge with an angular bay window, a sitting/dining room with a double glazed patio door to the rear garden and a kitchen. To the first floor there are two excellent double bedrooms and a delightful bathroom with a free standing bath and a separate shower cubicle. Naturally the property is gas centrally heated and upvc double glazed.



There are also attractive and well tended garden areas to both the front and rear of the property. Danforth Grove is extremely convenient for local amenities with a variety of independent shops, bars, cafes and restaurants just a stroll away, including the very popular Station South. For the commuter, Levenshulme train station is just a 0.5 mile walk away and operates into both Manchester and Stockport centres. Buses also run up and down Stockport Road into the City centre. Leasehold for remainder of 999 years from 1878 with a ground rent of £2.00 per annum. Council tax band A. Must be viewed!



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

Approx Gross Internal Area  
80 sq m / 859 sq ft



First Floor  
Approx 40 sq m / 427 sq ft

Ground Floor  
Approx 40 sq m / 432 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.

JohnMellor

182 Heaton Moor Road, Heaton Moor,  
Stockport, Cheshire, SK4 4DU  
Tel: 0161 442 4142  
sales@john-mellor.co.uk  
www.john-mellor.co.uk

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