



*jordan fishwick*

LEVENSHULME  
Linden Park



# Linden Park, Levenshulme, M19 2PG

Guide Price £425,000

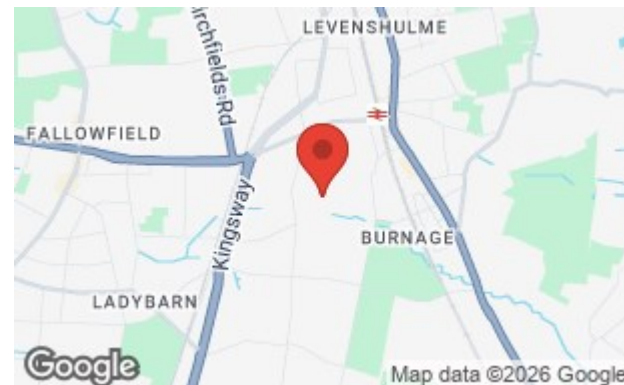


## The Property

An attractive, bay fronted, extended, semi detached family home with living space over three floors, south facing garden and a convenient location on a no-through road In Levenshulme. 1289 sqft. Tastefully presented with quality fittings throughout, the accommodation in outline comprises:- Entrance porch, entrance hall, lounge, separate dining room, extended breakfast kitchen and a shower room on the ground floor, with the first floor landing giving way to three good sized bedrooms and the family bathroom, with a further staircase to the excellent loft room with eaves storage and landing area. Outside, there is a small frontage, side pathway and a south facing rear garden with raised patio area, lawned section and brick built garden store. (NB We have been unable to confirm the loft conversion complies with current building regulations at this stage)., \*No onward chain\*

## Directions

M19 2PG



- Attractive bay fronted semi detached
- Side & rear ground floor extension
- Excellent loft room
- Three good sized bedrooms
- Bathroom & shower room
- Two separate reception rooms
- Fitted breakfast kitchen
- Gas central heating & double glazing
- South facing garden
- No onward chain

**Postcode** - M19 2PG

**EPC Rating** - C

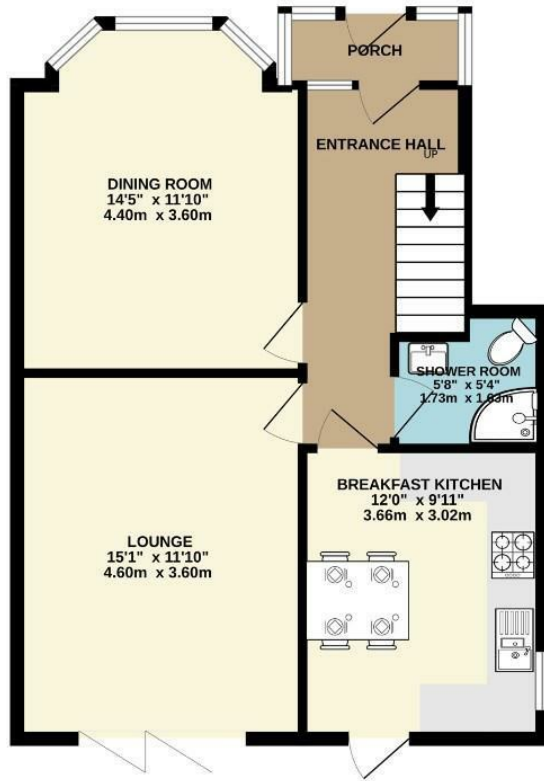
**Floor Area** - 1289.00 sq ft

**Local Authority** - Manchester City Council

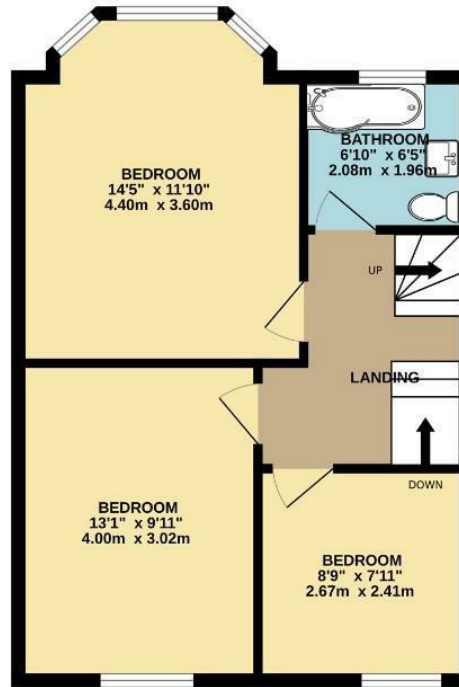
**Council Tax** - C



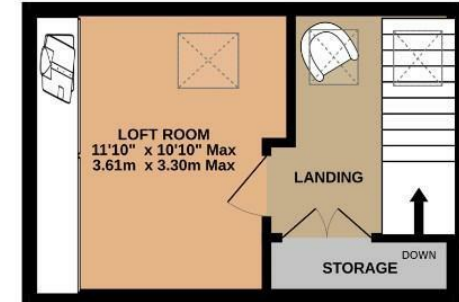
GROUND FLOOR  
598 sq.ft. (55.6 sq.m.) approx.



1ST FLOOR  
482 sq.ft. (44.8 sq.m.) approx.



2ND FLOOR  
208 sq.ft. (19.3 sq.m.) approx.



TOTAL FLOOR AREA : 1289 sq.ft. (119.7 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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Offices also at: Wilmslow, Macclesfield, Hale, Sale, Chorlton, Glossop, Manchester & Salford

757-759 Wilmslow Road, Didsbury Village, Manchester

0161 445 4480

didsbury@jordanfishwick.co.uk  
www.jordanfishwick.co.uk