



22 Cringle Road, Manchester, M19 2RN
Offers over £240,000

The Property Perspective

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PROPERTY
PERSPECTIVE

A well-proportioned two-bedroom mid-terraced property situated in a popular residential location within Levenshulme. The accommodation offers family-sized living space arranged over two floors and benefits from a private rear garden/yard area.

The property is conveniently positioned for local amenities, schools, public transport links and nearby green spaces including Cringle Park.

GROUND FLOOR

Lounge 15'1" x 12'5" (4.62m x 3.81m)

Carpet flooring with square bay fronted window and blind

Kitchen/diner 8'7" x 15'3" (2.62m x 4.65m)

High quality wood effect laminate flooring with access to the rear garden. A range of fitted kitchen units, worktops and integrated oven, hob and hood

FIRST FLOOR

Bedroom 12'6" x 15'2" (3.82m x 4.63m)

Carpet flooring with window to the front elevation, fitted storage and blind

Bedroom 9'5" x 8'4" (2.88m x 2.55m)

Carpet flooring with window to the rear elevation and blind

Bathroom

Tile flooring with 3 piece bathroom suite in white, shower over bath with glass splash-back screen, spotlighting and tiled decor

EXTERNAL

Beautifully presented and deceptively private rear garden, enclosed by panel fencing with gated access to the rear to service road, artificial lawn and patio area. Double driveway to the front of the property.