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

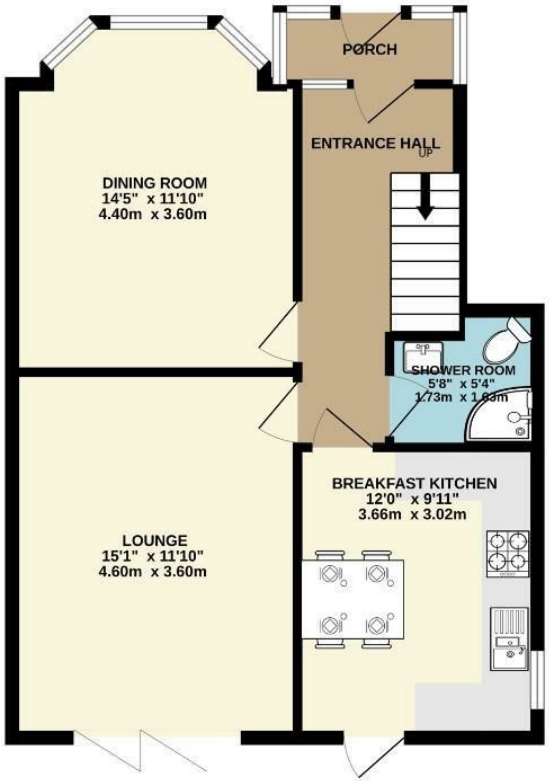
EPC Rating - C

Floor Area - 1289.00 sq ft

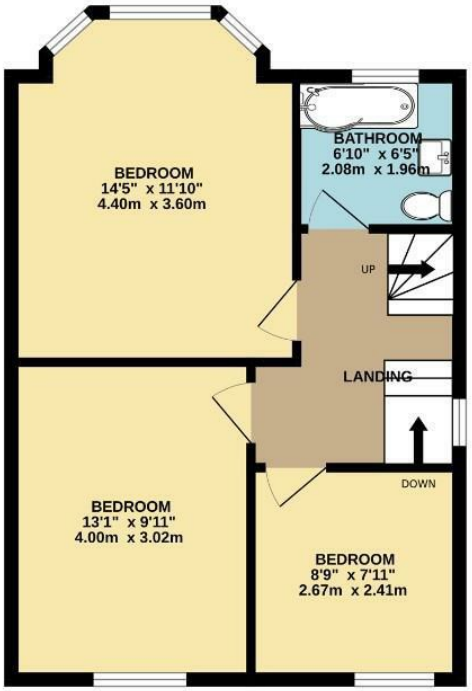
Local Authority - Manchester City Council

Council Tax - C

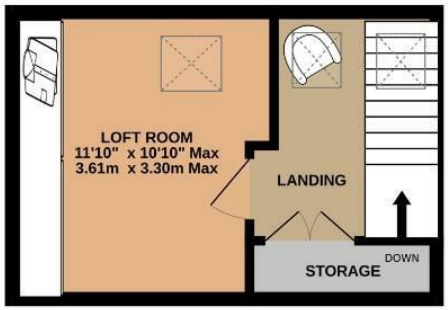
GROUND FLOOR
598 sq.ft. (55.6 sq.m.) approx.



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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