



*jordan fishwick*

LEVENSHULME  
Derby Grove





## Derby Grove, Levenshulme, M19 3EY

Offers Over £240,000



### The Property

A period garden fronted semi detached property offering a superb level of living space, coupled with a courtyard garden to the rear. The accommodation comprises: Large entrance hall, through lounge/dining room, re-fitted kitchen with gloss white fronted cupboards. To the first floor: master bedroom with twin windows to the front aspect, additional double bedroom with en-suite wc and a large re-fitted bathroom with white suite. Gas central heating with a newly installed combination boiler and double glazing are both fitted, The property is located only a short distance from playing fields, parks and well regarded schools, and offers excellent transport links with Stockport road and Levenshulme train station a short walk away. The property has also had a complete new roof fitted. Viewing recommended.

### Directions

M19 3EY





- Two double bed semi detached property
- Large through lounge/dining room
- Re-fitted kitchen
- Complete new roof fitted
- Newly installed combination boiler
- En-suite wc to bedroom two
- Close to all amenities & train station

**Postcode** - M19 3EY

**EPC Rating** - C

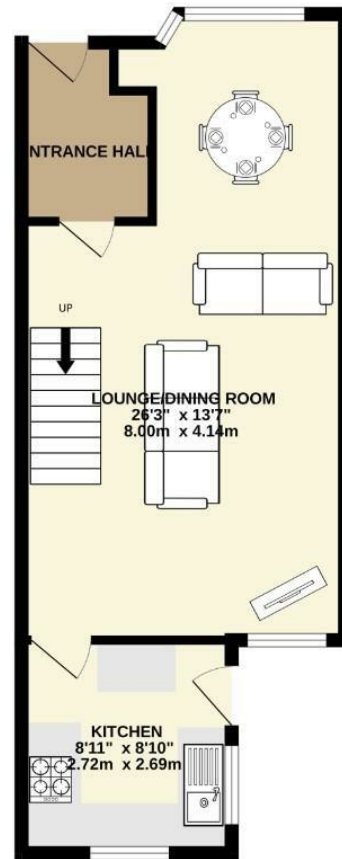
**Floor Area** - 826.00 sq ft

**Local Authority** - Manchester City Council

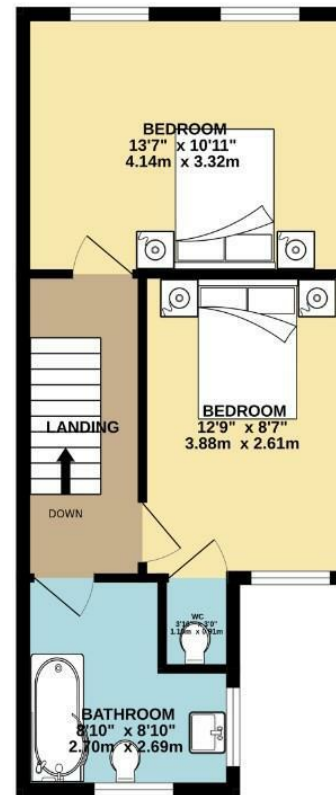
**Council Tax** - A



GROUND FLOOR  
428 sq.ft. (39.7 sq.m.) approx.



1ST FLOOR  
399 sq.ft. (37.1 sq.m.) approx.



TOTAL FLOOR AREA: 826 sq.ft. (76.8 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

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