



EPC: C

Lytham Road, Manchester, Greater Manchester

Guide Price: £450,000

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Chain Free – Spacious Four-Bedroom Extended Semi-Detached Home in a Popular Levenshulme Location

Offered to the market with no onward chain, this substantial extended four-bedroom semi-detached property presents an excellent opportunity for buyers seeking a spacious home with plenty of scope to create a fantastic long-term family residence. Providing approximately 1,304 sq.ft. of living accommodation and occupying a sought-after position in Levenshulme, the property combines generous room sizes with practical family living.

The accommodation is arranged over two floors and begins with a welcoming entrance hallway leading through to a large open-plan lounge and dining room, creating an ideal space for both everyday family life and entertaining guests. The kitchen offers ample storage and generous worktop space, while a versatile ground-floor double bedroom benefits from its own en-suite shower room, making it ideal for guests, older relatives or those seeking flexible living arrangements.

To the first floor, the landing provides access to three further well-proportioned bedrooms and a family bathroom fitted with a shower over the bath. The property is warmed by gas central heating and benefits from an EPC rating of C.

Externally, the home enjoys driveway parking to the front and a rear garden, offering outdoor space for children, gardening enthusiasts or summer entertaining.

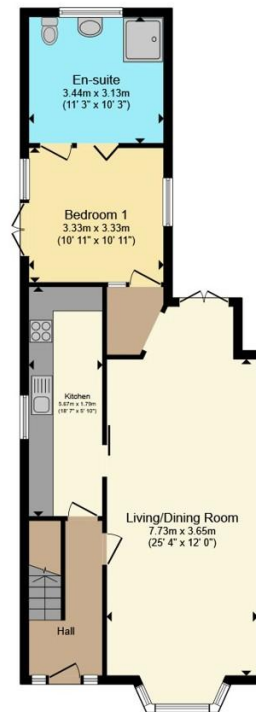
The property is Freehold and falls within Council Tax Band C.

Ideally positioned within easy reach of local shops, cafés, well-regarded schools and green spaces, the property is particularly well placed for commuters. Levenshulme Train Station is just a short distance away, providing convenient access into Manchester city centre and beyond.

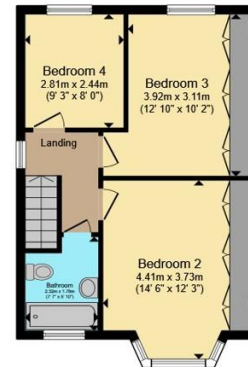
With its generous accommodation, excellent location and exciting potential to add value and personalise, this is a rare opportunity to acquire a sizeable family home in one of South Manchester's most popular residential areas.

Early viewing is highly recommended.





Ground Floor



First Floor

Total floor area 121.1 m² (1,304 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by PropertyBox





Council Tax Band: **C**

Tenure: **Freehold**

Viewing by appointment

T: 0161 445 0580

E: withington@bridgfords.co.uk

416 Wilmslow Road, Withington, Manchester, M20 3BW

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Interested parties should satisfy themselves, by inspection or otherwise as to the accuracy of the description given and any floor plans shown in these property details. All measurements, distances and areas listed are approximate. Fixtures, fittings and other items are NOT included unless specified in these details. Please note that any services, heating systems, or appliances have not been tested and no warranty can be given or implied as to their working order.

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