

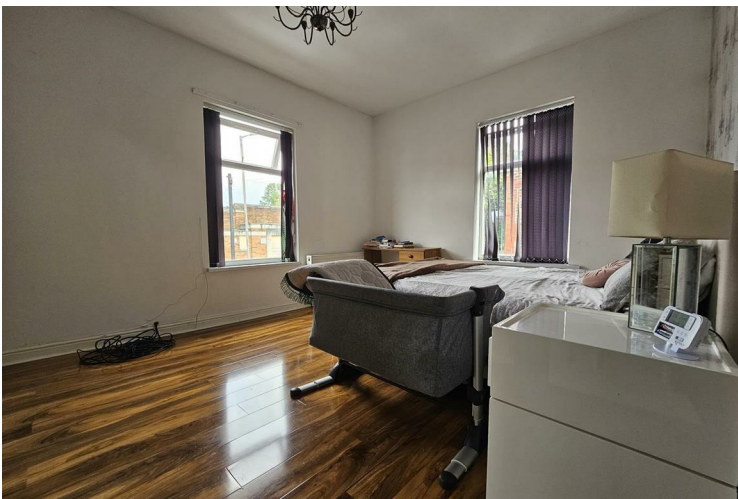
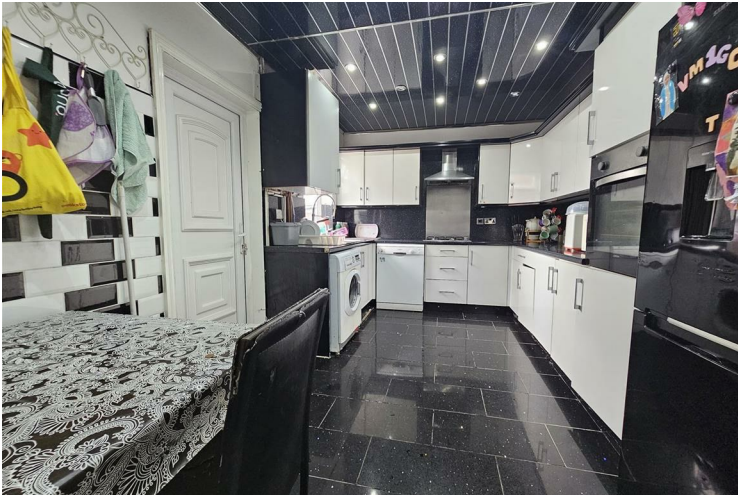


# 104 BARLOW ROAD MANCHESTER

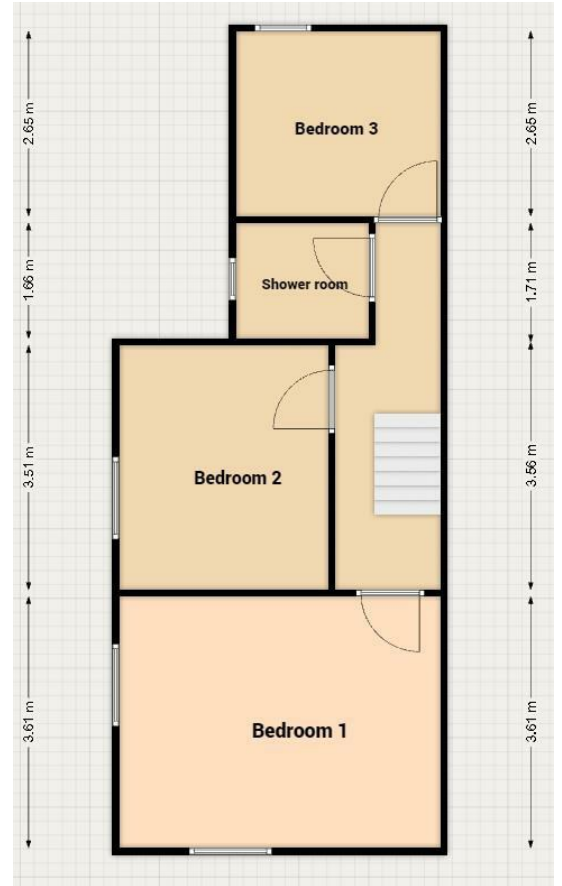
**£290,000**  
**LEASEHOLD**

\*\*\*3 BED SEMI WITH APPROVED PLANNING TO EXTEND\*\*\* This fantastic three-bedroom semi-detached house in the heart of Levenshulme offers a perfect blend of comfort and convenience, making it an ideal choice for families and professionals alike. Located on Barlow Road, a highly sought-after area where off-road parking is a rare find, the property boasts its own driveway, ensuring hassle-free parking right at your doorstep. This property comes with approved planning permission for significant enhancements, including a two-storey side extension, a two-storey rear extension, and the addition of a dormer to the existing roof. These extensions provide an excellent opportunity to expand the living space, offering potential for additional bedrooms, a larger kitchen, or a home office. This makes the property ideal for buyers looking to create their dream home with plenty of room for growth. As you step inside, you'll be greeted by two spacious reception rooms, perfect for entertaining guests or simply relaxing with family. Both rooms are bathed in natural light, creating a warm and inviting atmosphere. The well-proportioned kitchen offers ample space for cooking and dining, making it a central hub of the home where culinary creativity can thrive. The property features three bedrooms, including two generously sized double bedrooms and a smaller double bedroom that could serve as a cozy guest room, nursery, or home office. While the house is in good condition, it presents an exciting opportunity for new owners to put their personal stamp on it. Situated in a prime location, the property benefits from excellent transport links including Levenshulme Train station and the A6, making commuting into Manchester city center quick and convenient. Additionally, the area is known for its good schools, making it a popular choice for families looking to settle in a vibrant and friendly community. Don't miss out on the chance to make it your own.









Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>Current</b>	<b>Potential</b>
<b>59</b>	<b>75</b>
England & Wales <span style="float: right;">EU Directive 2002/91/EC</span>	



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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