

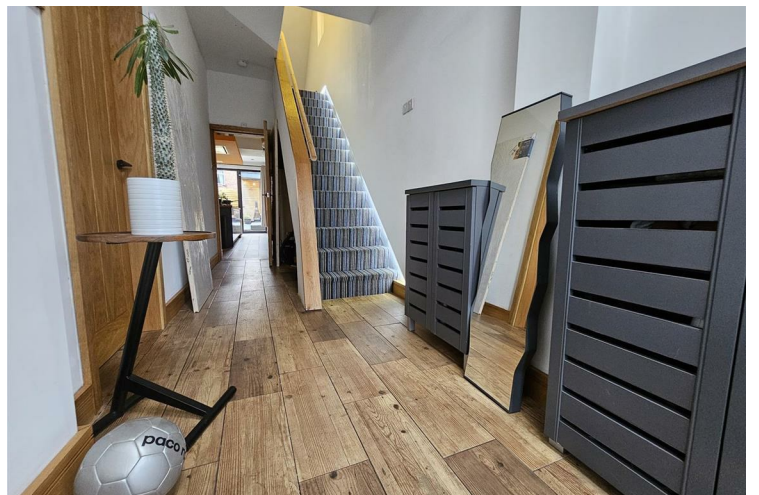


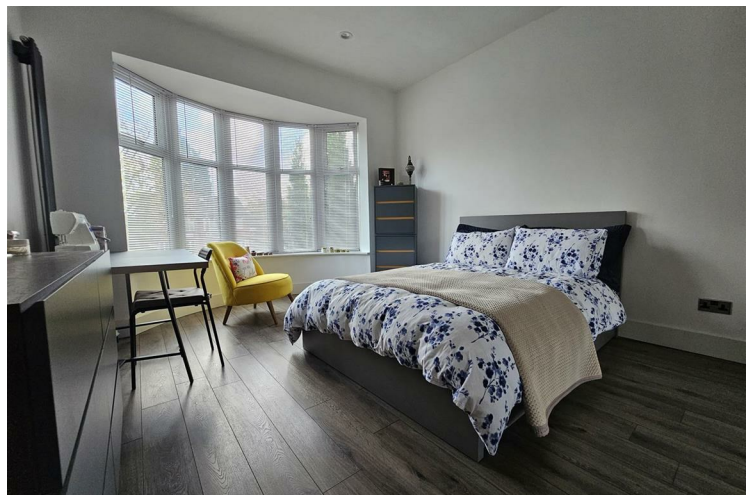
44 Kingsway Manchester

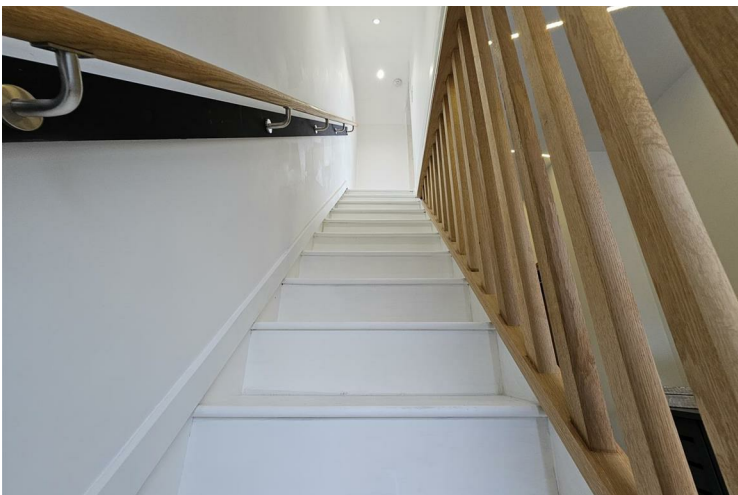
£395,000
FREEHOLD

Presenting this beautifully renovated 3-bedroom semi-detached home on Kingsway. This property is in exceptional condition throughout, with a significant amount of money invested into the renovation, ensuring a modern and stylish finish that any new owner would be proud of. Every detail has been carefully considered, making this a truly turn-key home. The ground floor welcomes you with a spacious reception room, perfect for relaxing or entertaining. The standout feature of this home is the extended, modern kitchen diner. The kitchen boasts sleek, high-end fittings and plenty of storage space, offering a contemporary feel that complements the open and airy dining area. It's an ideal space for family gatherings and hosting guests. For added luxury, the entire ground floor benefits from underfloor heating, ensuring warmth and comfort year-round. On the first floor, you'll find two large double bedrooms, both immaculately presented, and a family bathroom. The second floor is where the loft conversion adds extra value, featuring a third bedroom with its own ensuite bathroom. This top-floor space offers a private retreat, perfect as a master bedroom or guest suite, equipped with a balcony overlooking the garden. Additionally, the home is fitted with solar panels, contributing to energy efficiency and reducing utility costs, a forward-thinking feature that makes this property both eco-friendly and cost-effective. Outside, the property benefits from a well-maintained garden, which includes an outbuilding equipped with power—ideal for use as a home office, gym, or studio. The property also has a driveway, a much-needed feature for homes on Kingsway, providing convenient off-road parking. Excellent transport links are also nearby, with Levenshulme train station offering easy access to Manchester city centre and regular bus routes along Kingsway. Located in a prime position, this home is close to all the amenities Levenshulme has to offer.

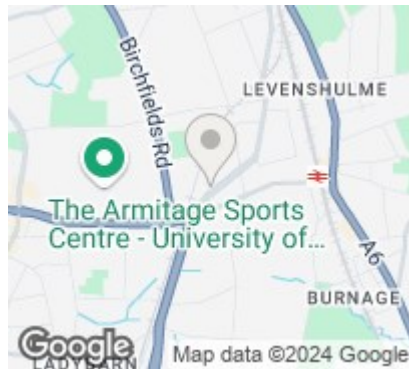












Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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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