



2 Gransmoor Road Manchester

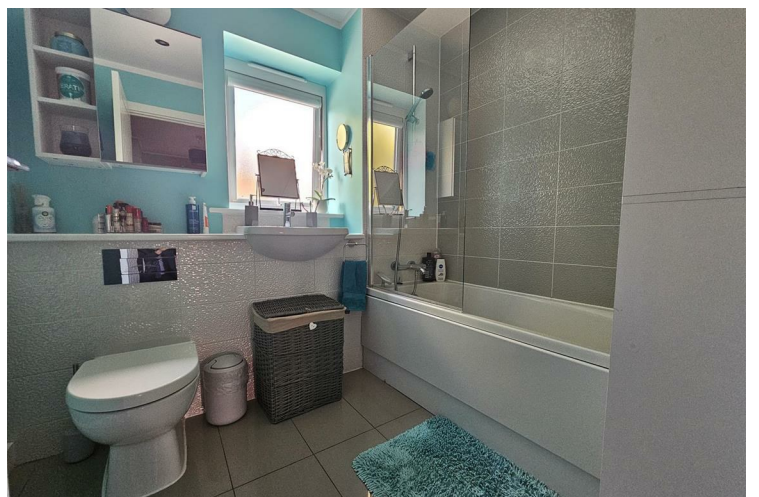
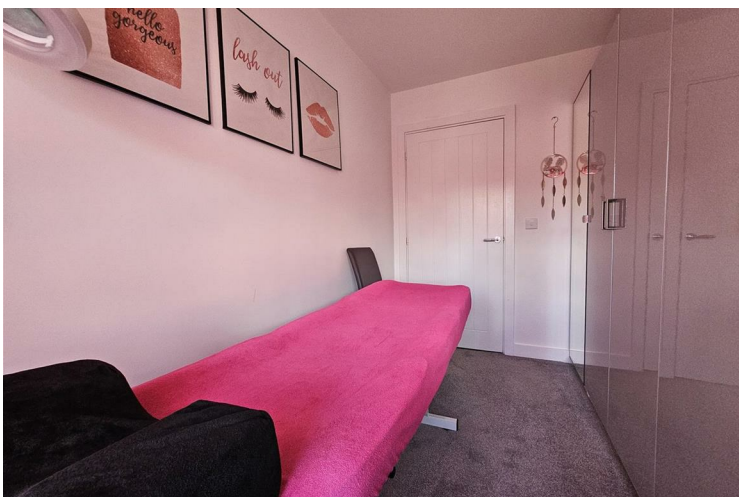
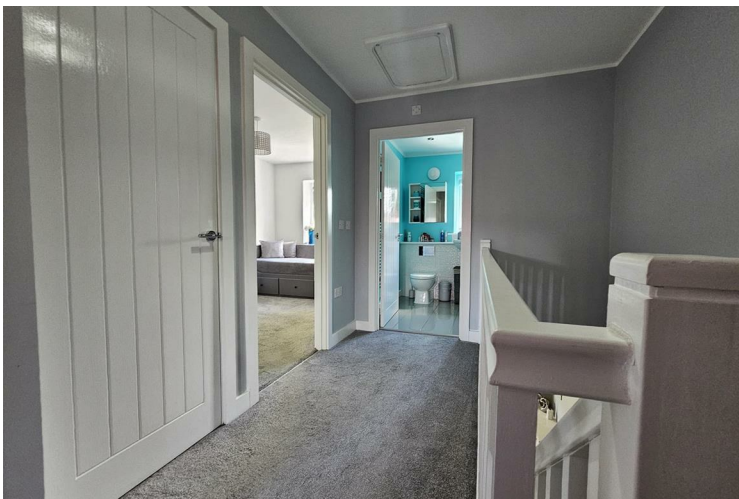
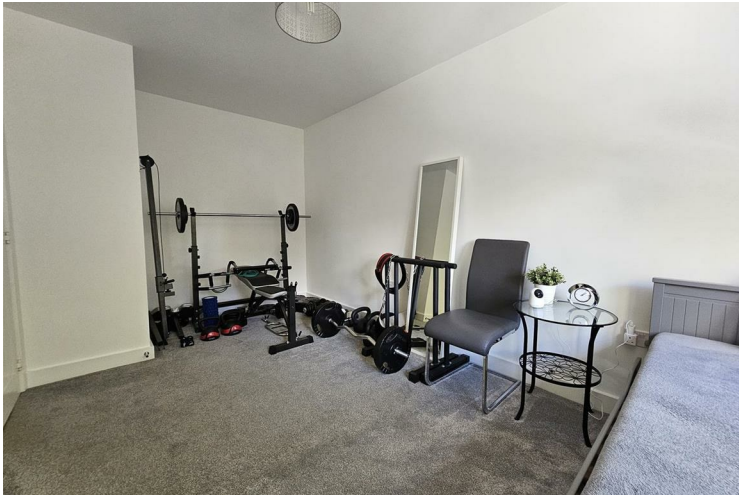
OFFERS OVER £310,000

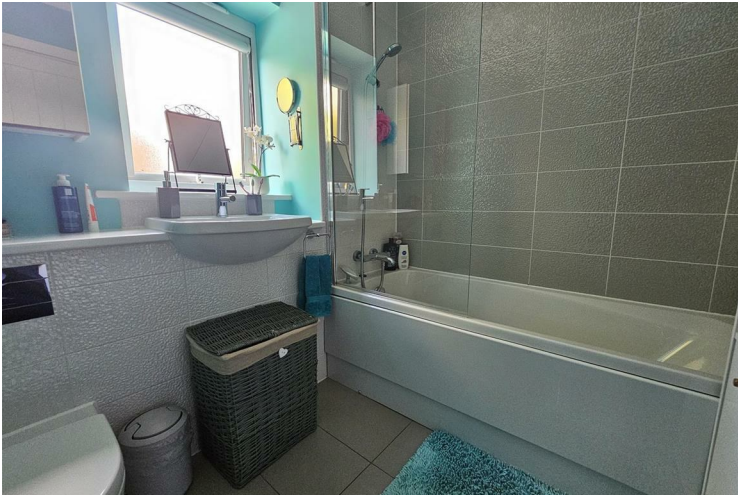
FREEHOLD

This immaculate three-bedroom semi-detached property is presented in fantastic condition throughout, offering a perfect blend of space, comfort, and modern living. Ideal for families or professionals, this home has been thoughtfully designed with convenience and style in mind. On the ground floor, you'll find a spacious reception room that serves as a versatile space for entertaining or relaxing with family. The well-sized kitchen is equipped with ample storage and workspace, perfect for any culinary enthusiast. For added convenience, there is a downstairs W/C and two storage cupboards, providing plenty of room to keep your home clutter-free and organized. Upstairs, the property features three bedrooms. Two of these are generously sized doubles, offering plenty of space for beds, wardrobes, and other furnishings. The third bedroom is a comfortable single, ideal for a child's room, guest room, or home office. The family bathroom is also located on this floor, designed to be both stylish and functional. Additionally, the property boasts a boarded loft, providing excellent storage space or the potential for conversion, depending on your needs. Outside, the property benefits from a private driveway with space for two cars, ensuring off-road parking is never an issue. For added security, the French doors leading to the garden, as well as the living room window, are fitted with shutters, giving you peace of mind. This home is well-connected with excellent transport links nearby. Convenient access to major road networks makes commuting straightforward, while local bus routes and train stations are just a short distance away, connecting you easily to Manchester city centre and surrounding areas. Local amenities, schools, and parks are also within easy reach, making this an ideal location for both families and professionals. Contact us to arrange your viewing now!







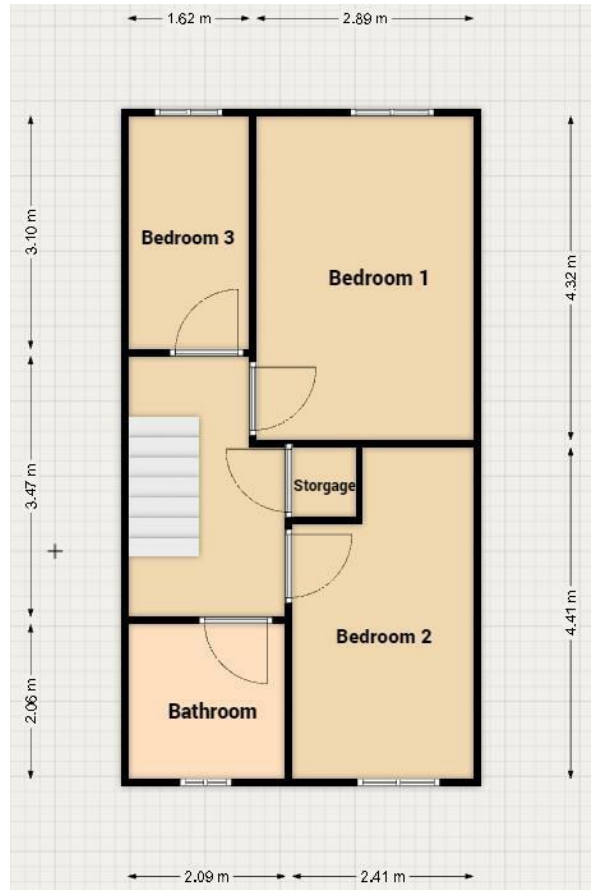




Additional Information

Local Authority -
Council Tax - Band
Viewings - By Appointment Only

Floor Area - 980.00 sq ft
Tenure - Freehold



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		95
(81-91)	B	84	
(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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