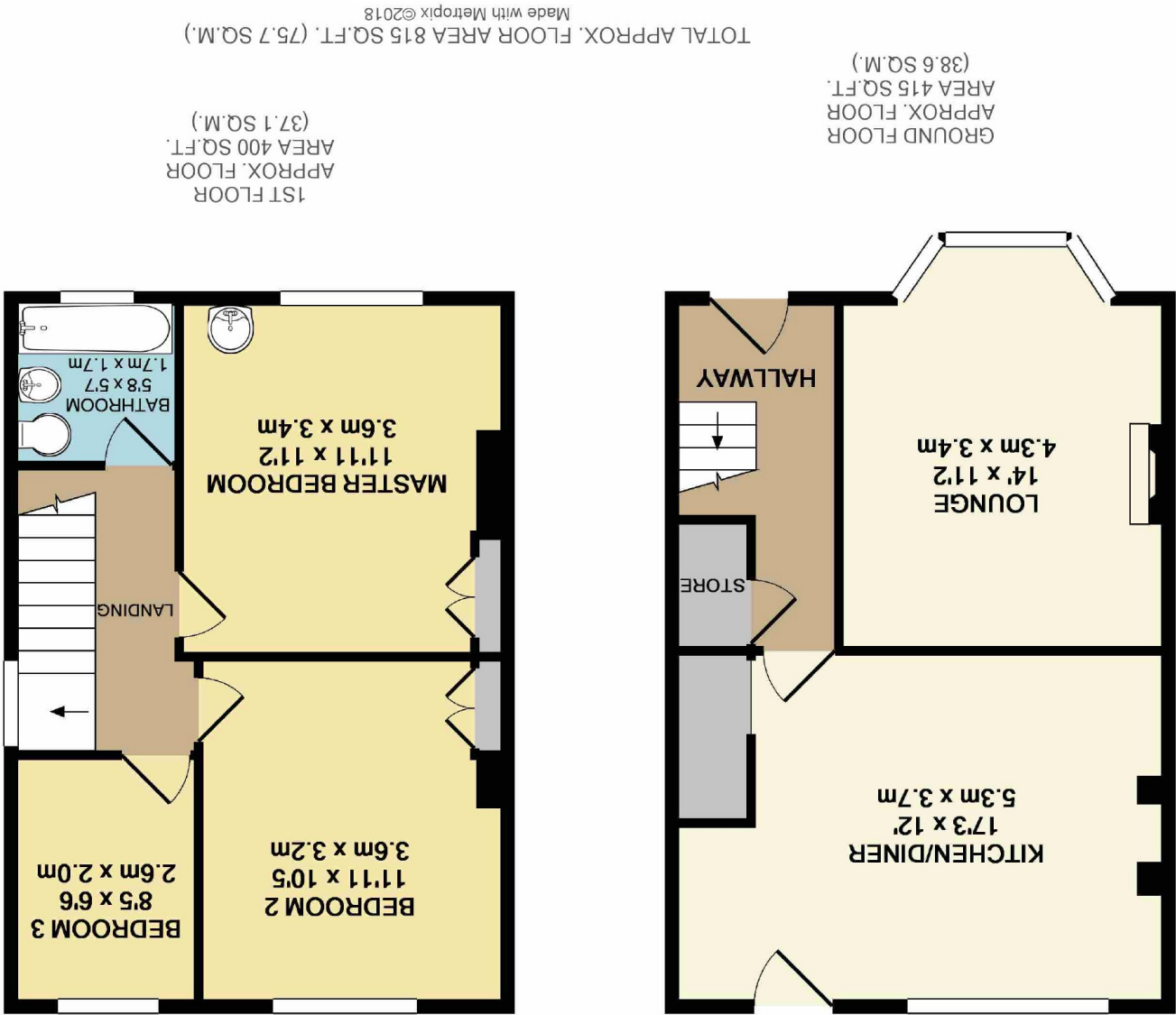


Please note these particulars have been prepared as a general guidance only. A survey has not been carried out, nor services, appliances or fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. Floor plans are for guidance and illustration only and may not be to scale. Neither Julian Wadden & Co, nor the vendor, accept any responsibility in respect of these particulars and if there are any matters likely to affect your decision to buy please consult your legal representative.

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JULIAN  
WADDEN





# 12 Cringle Road Levenshulme



Guide price £190,000  
Square Footage: 815  
Council Tax Band: B  
Tenure: Leasehold  
Service Charge:N/A  
Sat Nav Directions: M19 2RN

A fantastic opportunity to acquire an attractive period end of terrace property in this very popular location, close to the heart of vibrant Levenshulme with its excellent amenities, mainline station and road access into Manchester City centre. The property boasts excellent room sizes throughout, many retained period features, and benefits from very attractive gardens to both the front and rear with unrestricted on road parking.

The accommodation comprises a spacious hallway with under stairs storage cupboard, a most attractive bay fronted lounge with a feature fire cast iron fire place and stripped wooden floorboards, a light and airy kitchen/ diner at the rear overlooking the rear garden with an alcove utility area and useful storage cupboard and with a door leading out to the garden.

On the first floor the landing leads to 3 bedrooms, with the master bedroom featuring a cast iron fire surround, original built in wardrobes and a useful hand wash basin, the second bedroom also with built an original built in wardrobe and the family bathroom.

Externally the property is approached via a charming and well stocked garden to the front, whilst at the rear is a generous garden with paved patio, lawn, well stocked beds and borders and a panel fence surround.

