HUNTERS®

HERE TO GET *you* THERE



# Langland Close

Levenshulme, Manchester, M19 3YN

Offers Over £375,000

3 2 3

Council Tax: D





# 32 Langland Close

Levenshulme, Manchester, M19 3YN

## Offers Over £375,000





- FREEHOLD
- DETACHED
- LARGE ADDED CONSERVATORY
- GARAGE AND OFF ROAD PARKING
- EN - SUITE
- 0.56 MILE TO 'OUSTANDING' GRANGE HIGH SCHOOL
- 1 MIIE TO 'OUTSTANDING' ST MARYS RC PRIMARY SCHOOL
- CLOSE TO M60 MOTORWAY
- COUNCIL TAX D
- EPC - TBC

Tucked away in the charming neighbourhood of Langland Close, Levenshulme, Manchester, this exquisite detached house offers a perfect blend of modern living and comfort. With three spacious reception rooms, this property is ideal for both entertaining guests and enjoying quiet family time. The heart of the home features a large conservatory, currently utilised as a second sitting room, which floods the space with natural light and provides a delightful view of the garden.

The property boasts three well-appointed bedrooms, including a master suite complete with an en-suite bathroom, ensuring privacy and convenience. The additional two bathrooms cater to family and guests alike, making morning routines a breeze.

Parking is a significant advantage here, with a driveway, as well as a garage for added convenience. The property is finished to an excellent specification throughout, showcasing modern design and quality craftsmanship that will appeal to discerning buyers.

This home is not just a place to live; it is a sanctuary that offers both style and functionality in a sought-after location. Whether you are a growing family or looking for a peaceful retreat, this property is sure to meet your needs and exceed your expectations. Don't miss the opportunity to make this stunning house your new home.









## Road Map




## Hybrid Map




## Terrain Map

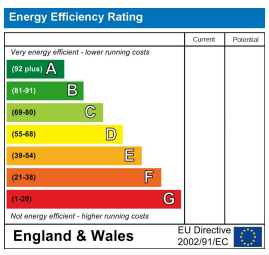


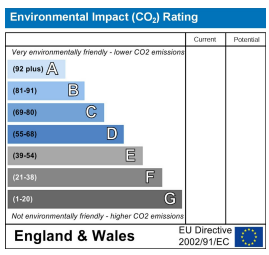

## Floor Plan

## Viewing

Please contact our Hunters South Manchester Office on 0161 945 9000 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph




These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.
**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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