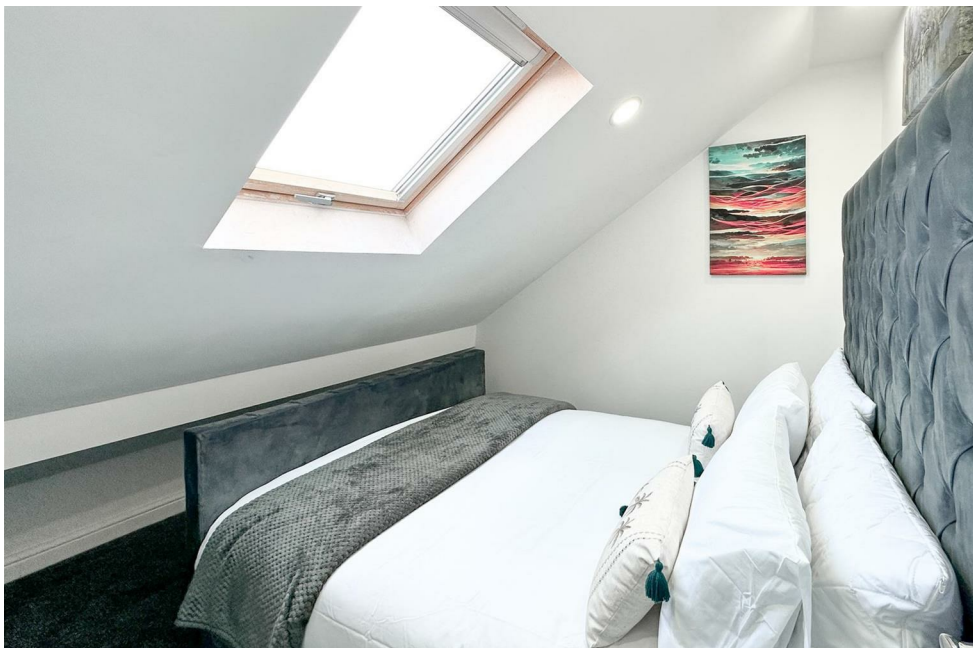




4 Carrill Grove
Levenshulme M19 3AE
Offers Over £300,000

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4 Carrill Grove Levenshulme M19 3AE

Offers Over £300,000

A Five Bedroom, Two Bathroom Mid Terrace together with a basement conversion to provide additional accommodation. This property has been used as and Air BnB (vendor can supply income details if required).

An opportunity to acquire either an investment property or family home with the possible benefit of rental income in the basement. The property is laid out over four floors and has been totally renovated to a good standard throughout. It comprises: Entrance Hall, Two Reception Rooms, Fitted Modern Kitchen, Downstairs Shower Room/WC. On the first floor are Three Bedrooms and Bathroom/WC. To the second, Two Further bedrooms and Bathroom/WC. "The Basement" has been converted to provide two rooms, kitchen and bathroom/WC. Access can additionally be gained from the rear (making this a possible rental proposition).

The property is situated in the centre of Levenshulme just off Stockport Road.

NO ONWARD CHAIN.

- Gas Central Heating
- PVCU Double Glazing
- Five Bedrooms
- Two Bathrooms
- Basement room with own Shower Room/WC
- Investment Opportunity

Living Room
11'86 x 7'52

Bedroom
11'81 x 9'99

Kitchen
13'04 x 9'49

Landing
5'13 x 12'08 reducing to 5'90 x 3'18

Utility Room
9'29 x 12'92 reducing to 9'77

Bedroom
11'66 x 9'78

Store Room
8'20 x 3'37

Bedroom
10'9" x 9'6"

Shower Room - W/C
8'80 x 2'80

Landing
15'24 x 5'32

Bathroom
6'60 increasing to 9'52 x 10'10

Bedroom
11'75 x 10'05

Bedroom
15'85 x 11'35

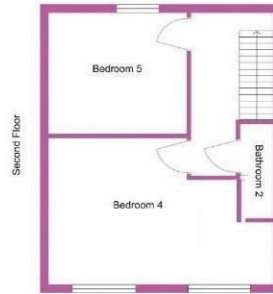
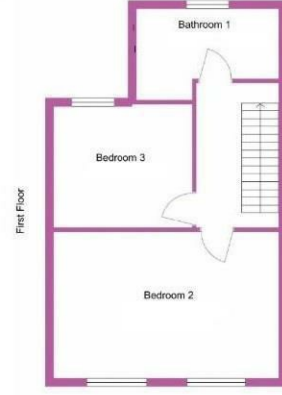
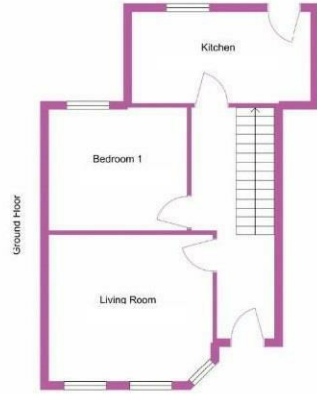
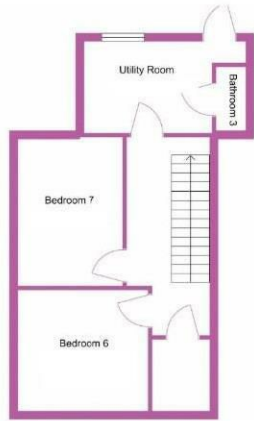
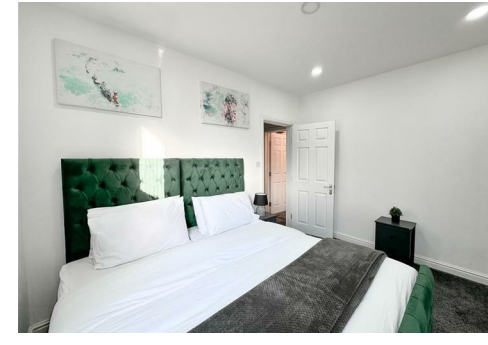
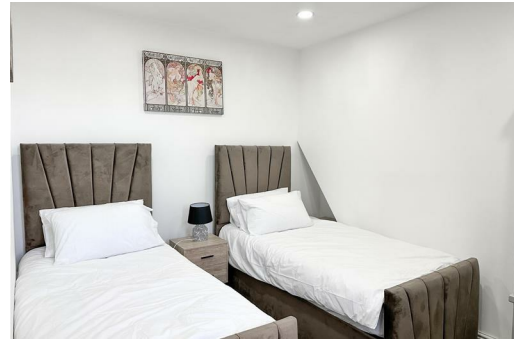
Landing
15'56 x 2'38 increasing to 5'46

Bedroom
11'44 decreasing to 8'75 x 8'43

Bedroom
11'5" x 8'3"

Shower

Tenure: Freehold
Council Tax: Manchester A



To view this property call Main & Main on 0161 437 1338



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Heald Green (Head Office) 198 Finney Lane • Heald Green • Stockport • SK8 3QA • Sales 0161 437 1338 • Auctions • 0161 437 5337

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Energy Efficiency Rating		EU Directive 2002/91/EC	England & Wales
Very energy efficient - lower running costs	A	78	Not energy efficient - higher running costs
	B		
	C		
	D	59	
	E		
	F		
	G		
Climate	Insulation		

Environmental Impact (CO ₂) Rating	
Climate	Policy/ESB

Special Note - The price is correct at the time of going to print, we advise customers to enquire the price of specific properties prior to viewing. We reserve the right to amend/improve the specification at any time. Any special offer relating is offered at the asking price stated

