



# Monica Grove

## Manchester



£250,000

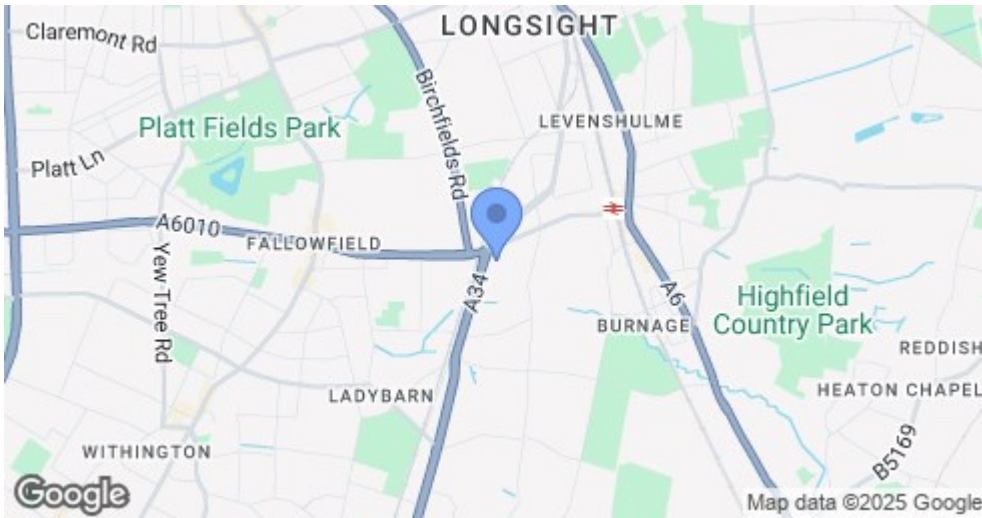
3 | 1 | 1

SEND US A  
MESSAGE



SPENCER  
HARVEY

PASSIONATE ABOUT PROPERTY



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	71	
(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	

## PROPERTY DESCRIPTION

A well presented 3-bedroom semi-detached home, situated in one of Manchester's most sought-after and trendy neighbourhoods – Levenshulme. Close to the cafes, restaurants and boutique shops and only a short distance to the Fallowfield Loop and Cringle Park. Recently decorated to a high standard, this property offers a perfect blend of modern living with fantastic local amenities, making it an ideal family home or a stylish pad for young professionals.

Key Features:

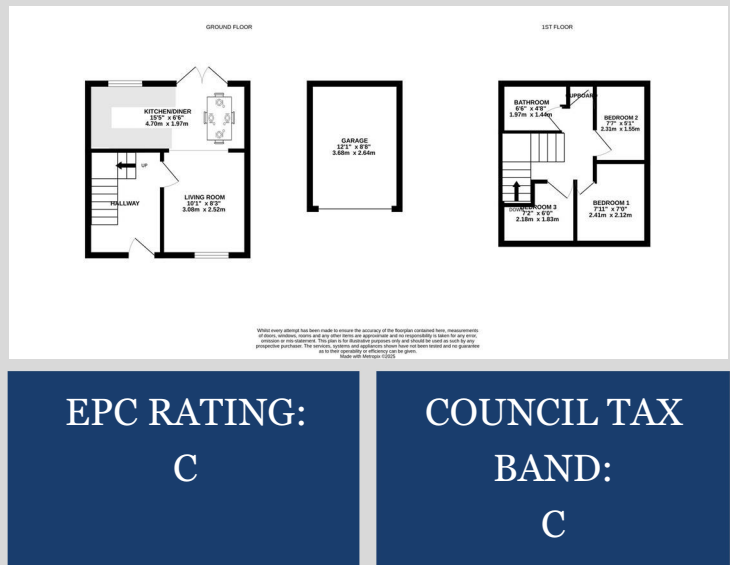
VACANT POSSESSION and NO ONWARD CHAIN

3 Spacious Bedrooms – Well-proportioned and filled with natural light, perfect for families or sharers.

Open-Plan Kitchen/Dining/Living Area – A modern and stylish space that flows seamlessly, perfect for entertaining or relaxing. The sleek kitchen is fully equipped with integrated appliances and plenty of storage.

## KEY FEATURES

- Fantastic Location
- Quiet Cul-De-Sac
- Garage and Parking
- 3 Bedrooms
- Open Plan Living
- Patio Doors opening to enclosed back garden
- Recently decorated and ready to move in



www.spencerharvey.co.uk | sales@spencerharvey.co.uk | 0161 480 8888

