



Mortgages

Whether you're a first-time buyer, you want to remortgage or you're looking for a buy-to-let arrangement we'll be able to help find the perfect mortgage, the perfect way to repay it and the perfect way to protect it for you.

We have access to major leading UK lenders, with over 1000 schemes, including some that are exclusive to Openwork Limited.

What makes Edward Mellor the Perfect Choice?

Buying a home is one of the biggest financial commitments you'll ever make. So speak to us for advice on a mortgage that's right for you and the repayment options available.

- Each Edward Mellor branch has a dedicated Mortgage Adviser who will research the mortgage market and recommend a mortgage that perfectly suits your circumstances
- You will receive true independent mortgage advice on all the mortgage schemes and lenders available
- Your mortgage can be approved in principle so

you know the maximum amount you can borrow prior to purchasing a home

- Advice will be given on all aspects of purchasing a home through to completion
- We will highlight all potential costs that may arise
- Help and advice is available to protect your home and mortgage
- Our telephone lines are open until 8.30pm Monday to Thursday
- Not moving this year? Contact us for low rate re-mortgages

Your home may be repossessed if you do not keep up repayments on your mortgage

Home Information Packs (HIPs)

Edward Mellor can provide Home Information Packs (HIPs) when they become a legal requirement for any property for sale in England and Wales. Edward Mellor will be pleased to provide your HIP with an Energy Efficiency Report from a qualified Domestic Energy Assessor.



OSBORNE ROAD, LEVENSHULME, MANCHESTER, M19 2DU

£190,000

If you are considering selling your property ring or call in to arrange your FREE pre-sale valuation.

Bramhall Cheadle Cheadle Hulme Denton Droylsden Edgeley Gorton Hazel Grove Hyde
Levenshulme Marple Openshaw Reddish Romiley Stalybridge Stockport Woodley

Note

The agent has not tested apparatus, equipment, fittings or services and so cannot verify they are in working order or fit for their purpose. The buyer is advised to obtain verification from their Solicitor or Surveyor.

Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property.

Please note that all measurements are approximate.

These particulars are issued on the understanding that any negotiations in regard to this property are carried out through Edward Mellor & Co. This property is offered subject to not being sold or withdrawn on receipt of reply.

These particulars are believed to be correct but do not form a contract for sale. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. The vendor does not make or give, and neither Edward Mellor Estate Agents Co. nor any person in their employment has any authority to make or give, any representation or warranty in relation to this property.

Description

Edward Mellor are delighted to offer for sale this substantial semi detached home in the central area of Levenshulme to the south of Manchester City centre. Levenshulme is a thriving local community which is well served by amenities such as shops, schools and public transport. The property itself is warmed by gas central heating, offers good family sized accommodation throughout and has gardens to front and rear, viewing is recommended.

In brief the accommodation comprises of entrance hall, lounge, dining room and kitchen whilst to the first floor there are three good sized bedrooms and a bathroom. To the outside of the property there

Accommodation

Ground Floor - Hardwood door to:

Entrance Hall - Carpet, dado rail, Burglar Alarm control panel, coving to ceiling with smoke detector, stairs, hardwood door to Kitchen, hardwood door to Living Room, sliding door to Downstairs Shower Room, hardwood door to:

Dining Room - 14'1" x 11'10" (4.3m x 3.6m)
Hardwood single glazed bay window to front, radiator, carpet, coving to ceiling.

Kitchen - 12'8" x 10'9" (3.86m x 3.28m)
Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit, gas point for cooker, hardwood single glazed window to rear, hardwood single glazed window to side, radiator, vinyl flooring, coving to textured ceiling.

Living Room - 13'3" x 11'2" (4.04m x 3.4m)
Hardwood single glazed window to rear, hardwood single glazed window to side, double radiator, carpet.

Downstairs Shower Room - Shower, wash hand basin and WC tiled surround, vinyl flooring.

First Floor

Landing - Carpet, textured ceiling with smoke detector, stairs, hardwood door to Bedroom 3, hardwood door to Bedroom 2, hardwood door to Bedroom 1, hardwood door to:

Bedroom - 16'7" x 12'10" (5.05m x 3.91m)
Two hardwood single glazed windows to front, radiator, carpet, coving to textured ceiling.

Bedroom - 12'5" x 10'9" (3.78m x 3.28m)
Hardwood single glazed window to rear, radiator, carpet.

Bedroom - 11'4" x 8'6" (3.45m x 2.6m)
Hardwood single glazed window to side, hardwood single glazed window to rear, radiator, carpet, textured ceiling.

Bathroom - Fitted with three piece suite comprising panelled bath, pedestal wash hand basin and low-level WC, tiled surround, hardwood frosted single glazed window to side, vinyl flooring, artexed ceiling.

Second Floor

Landing - Hardwood door to Bedroom 5, hardwood door to:

Bedroom - 16'7" x 9'11" (5.05m x 3.02m)
Hardwood single glazed window to front, carpet.

Bedroom - 11'2" x 10'9" (3.4m x 3.28m)
Hardwood single glazed window to rear, carpet.

Cellars - There is also substantial cellar space to the property entered from the rear garden.

Outside - Garden to the rear, Driveway to the front.

Directions

Viewings

Viewings on this property can be arranged by contacting any of our 17 branches up to 8.30pm Monday to Thursday and normal branch opening times Fri/Sat/Sun. Please note that the Stockport/St. Petersgate Branch is dealing with the sale of this property.

Branch Details.

Please quote property reference LEV070255
65-81 St. Petersgate, Stockport, Cheshire, SK1 1DS
Tel: 0161 443 4502

