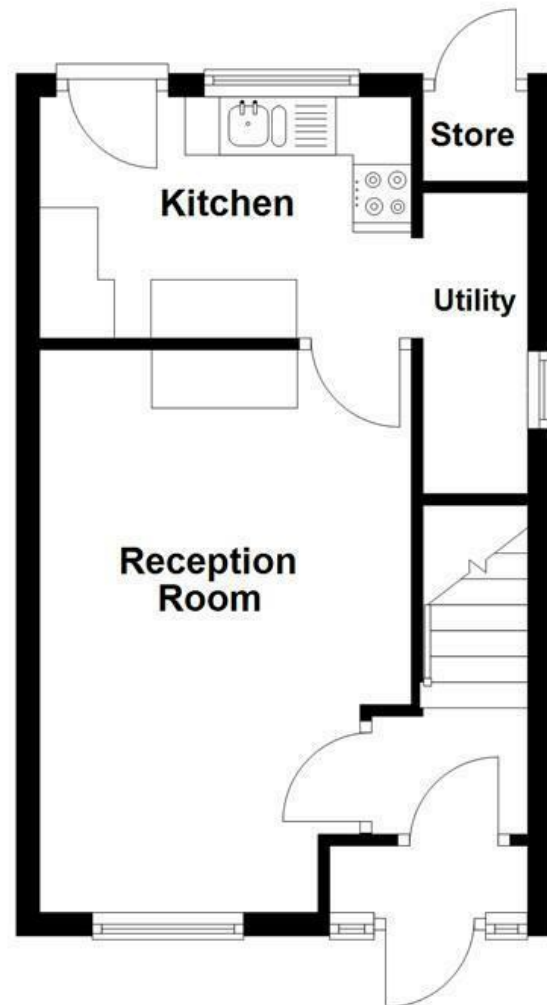
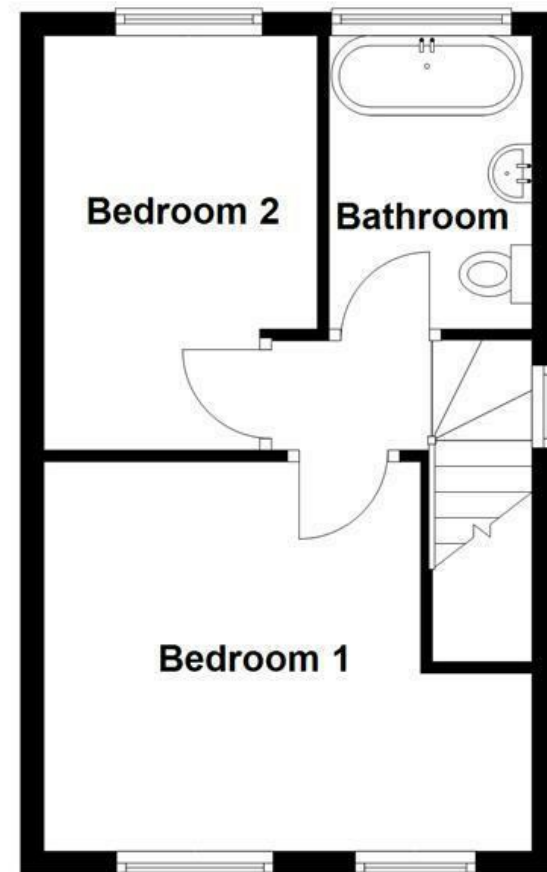


Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Ramsey Avenue, Manchester, M19 3JN

£200,000

THE PERFECT FIRST TIME HOME OR RENTAL INVESTMENT

Nestled at the end of a tranquil cul-de-sac on Ramsey Avenue in Manchester, this delightful semi-detached house presents an ideal opportunity for first-time buyers or those seeking a promising rental investment. The property boasts a spacious living room that invites relaxation and social gatherings, complemented by two generously sized bedrooms that provide ample space for rest and personalisation.

The location is particularly advantageous, offering easy access to a variety of coffee shops, vibrant bars and restaurants of Levenshulme. Commuters will appreciate the excellent transport links, as Levenshulme train station is in walking distance making travel to the city centre and beyond both straightforward and efficient. Fallowfield Loop, an off-road cycle path, pedestrian and horse riding route is also within close proximity to this fantastic home.

In summary, this semi-detached house on Ramsey Avenue is a wonderful blend of comfort, convenience, and charm, making it a perfect choice for those looking to establish their first home or expand their investment portfolio. Don't miss the chance to view this lovely property and envision the possibilities it holds.

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Ramsey Avenue, Manchester, M19 3JN

£200,000

 **2**  **1**  **1**  **D**

- Beautifully Presented Semi Detached Property
 - Fitted Kitchen and Utility
 - Enclosed Garden to Rear
 - EPC Rating D
- Two Bedrooms
 - Stylish Decoration
 - Tenure Freehold
- Three Piece Bathroom Suite
 - Perfect First Home
 - Council Tax Band A

Entrance Porch
5'7 x 1'8 (1.70m x 0.51m)
UPVC double glazed front door and door to hall.

Hall
4'5 x 3'4 (1.35m x 1.02m)
Central heating radiator, wood effect flooring, door to reception room and stairs to first floor.

Reception Room
15'10 x 10'6 (4.83m x 3.20m)
UPVC double glazed window, central heating radiator, picture rail, cast iron working open fire with ornate tiled hearth and wooden mantel and door to kitchen.

Kitchen
10'6 x 6'9 (3.20m x 2.06m)
UPVC double glazed window, range of wall and base units with laminate work surfaces, integrated oven with four ring gas hob and extractor hood, tiled splashback, stainless steel one and a half bowl sink and drainer with mixer tap, wood effect flooring, open to utility and UPVC double glazed frosted door to rear.

Utility
11'0 x 2'7 (3.35m x 0.79m)
UPVC double glazed window, plumbing for washing machine, space for fridge freezer and wood effect flooring.

First Floor

Landing
UPVC double glazed window, doors to two bedrooms and bathroom.

Bedroom One
13'7 x 11'0 (4.14m x 3.35m)
Two UPVC double glazed windows, central heating radiator and wood effect flooring.

Bedroom Two
9'10 x 8'1 (3.00m x 2.46m)
UPVC double glazed window, central heating radiator and wood effect flooring.

Bathroom
6'9 x 5'5 (2.06m x 1.65m)
UPVC double glazed frosted window, low basin WC, pedestal wash basin with traditional taps, rolltop bath with traditional taps and overhead direct feed shower, partially tiled elevations and vinyl flooring.

External

Rear
Laid to lawn garden, bedding areas, gravel chippings and timber shed.

Front
Gravel chippings and bedding areas.



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