



24 Balleratt Street Manchester

£235,000
FREEHOLD

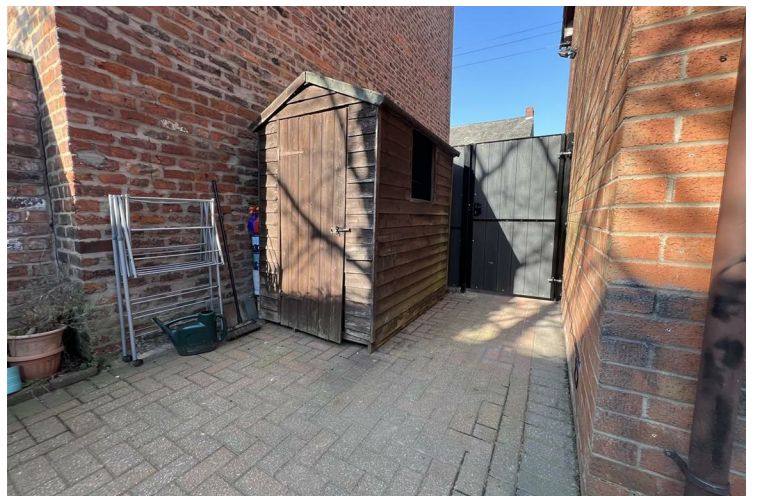
This beautifully presented end-terraced home offers an exceptional opportunity for both homeowners and investors seeking a property that is truly turn-key ready. Finished to an immaculate standard throughout, the property has been carefully maintained and tastefully decorated, creating a warm and cosy feel from the moment you step inside. The ground floor comprises a welcoming reception room that provides the perfect space to relax or entertain. To the rear, you will find a modern kitchen and dining area, thoughtfully designed with contemporary fittings and ample space for dining. The layout works perfectly for everyday living while also offering a stylish setting for hosting guests. Upstairs, the property continues to impress with two well-proportioned bedrooms, both presented to the same high standard as the rest of the home. The modern family bathroom features sleek fixtures and fittings, completing a first floor that feels just as fresh and inviting as the ground level. Externally, the property benefits from a generous rear garden, ideal for outdoor seating, entertaining, or simply enjoying some private green space. A particularly rare and highly sought-after feature in this area is the private driveway, offering convenient off-road parking. The property is ideally positioned for transport links, with Levenshulme Station providing regular services into Manchester city centre. Excellent bus routes run along nearby Stockport Road (A6), while the M60 Motorway is also easily accessible, making commuting straightforward. Please contact Jacob Knight to arrange your viewing!













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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	69	
(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	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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