



## 25 Kingsway Manchester

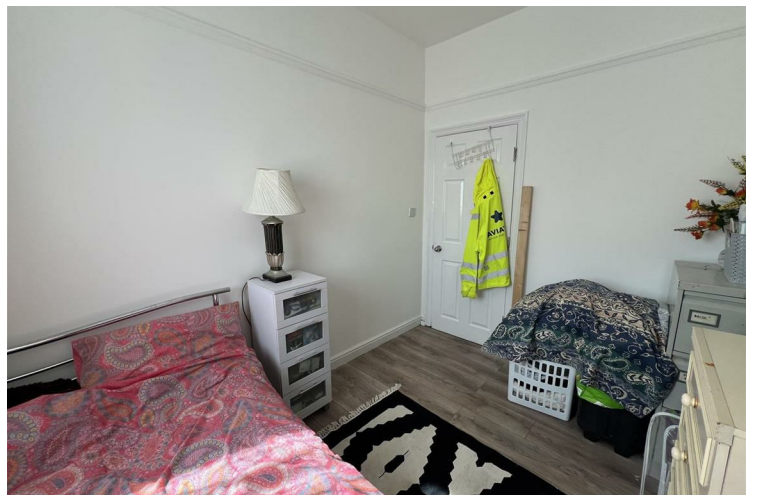
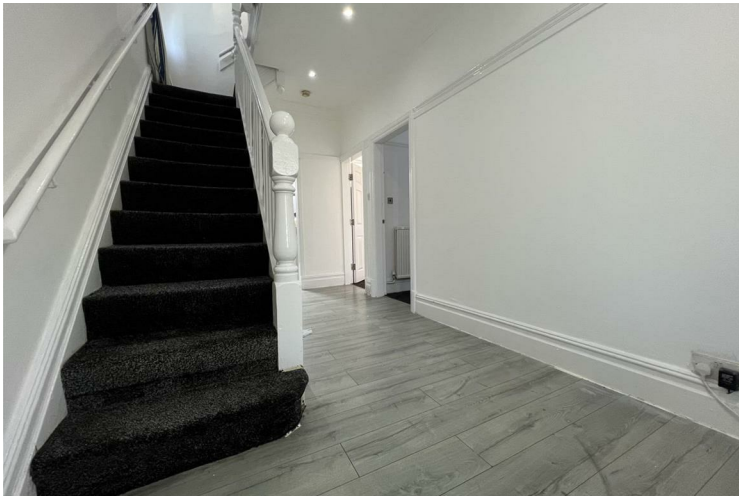
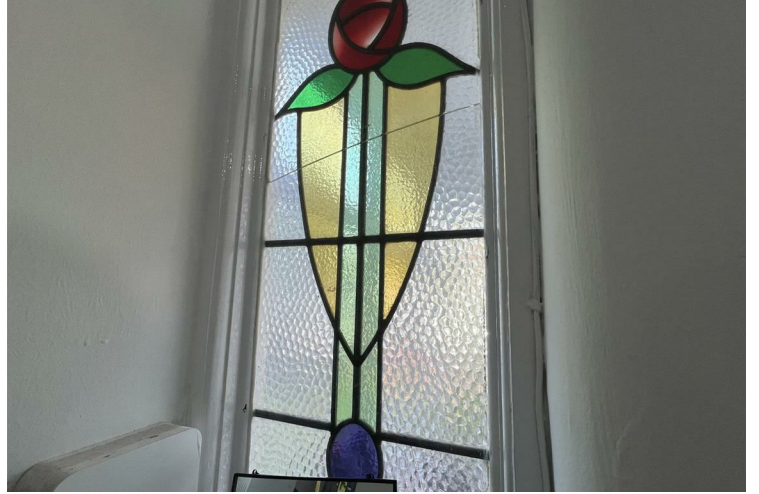
**£430,000**

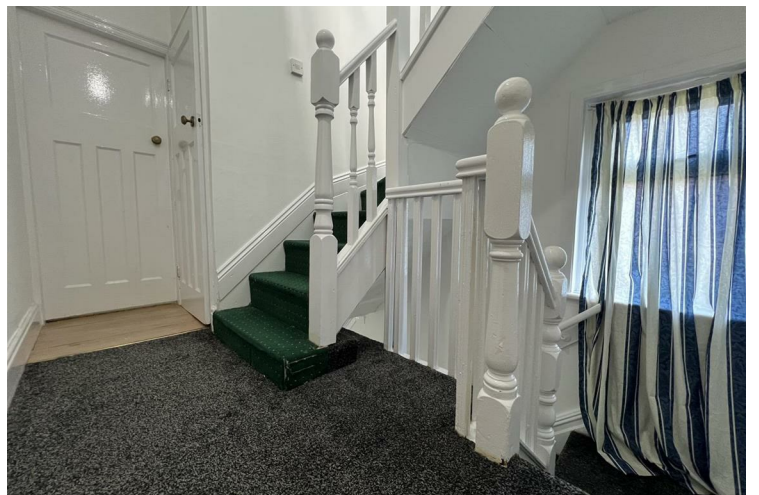
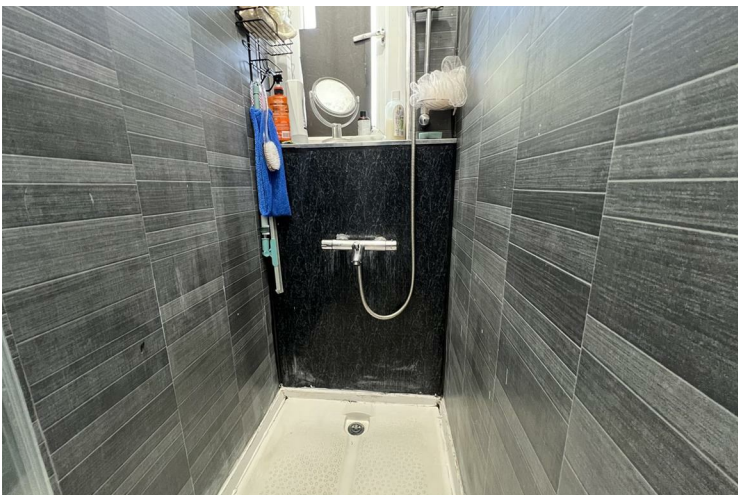
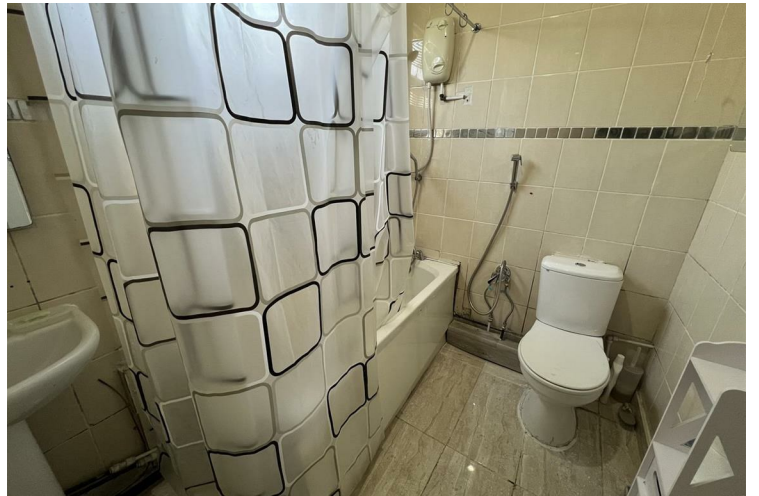
**FREEHOLD**

A substantial four-bedroom semi-detached family home set over three floors, occupying an impressive corner plot with generous wrap-around gardens to the front, side and rear, plus a driveway providing off-road parking. Offering excellent space both inside and out, this property presents fantastic potential for a growing family or buyer looking to add value. The ground floor comprises an enclosed porch, wide entrance hallway, two spacious reception rooms, a convenient WC, and an extended kitchen with additional shower area. To the first floor are three well-proportioned bedrooms, a family bathroom and separate shower. The second floor features a large loft-converted fourth bedroom, completed to building regulations, providing flexible additional accommodation. A purchaser may wish to modernise and put their own stamp on the property, however the home offers huge scope. There is planning permission in place for a single-storey side extension, while the generous plot may also offer potential for further development, including the possibility of a double-storey rear extension, subject to the necessary planning consents. Ideally positioned for commuters, the property is within easy reach of the A34 Kingsway, providing direct access to Manchester City Centre and the M60 motorway network. Excellent public transport links include regular bus routes along Kingsway, while nearby Levenshulme and Burnage train stations offer rail connections into Manchester Piccadilly. Well located for schools, parks and amenities, this is a rare opportunity to acquire a spacious home on a sizeable plot with outstanding future potential.













Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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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