



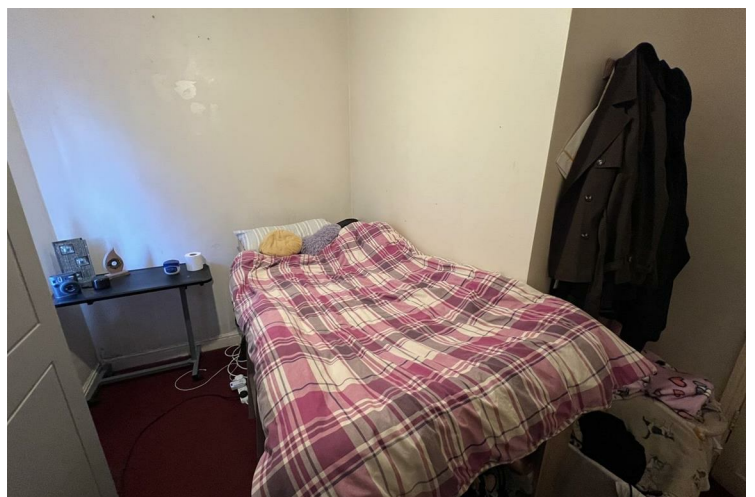
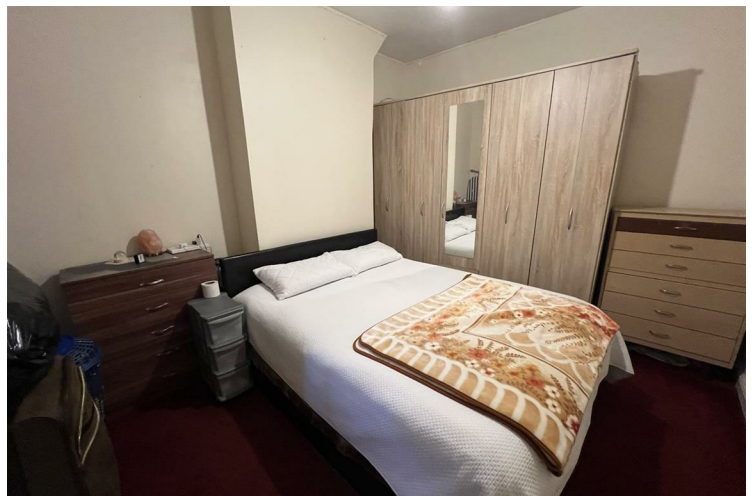
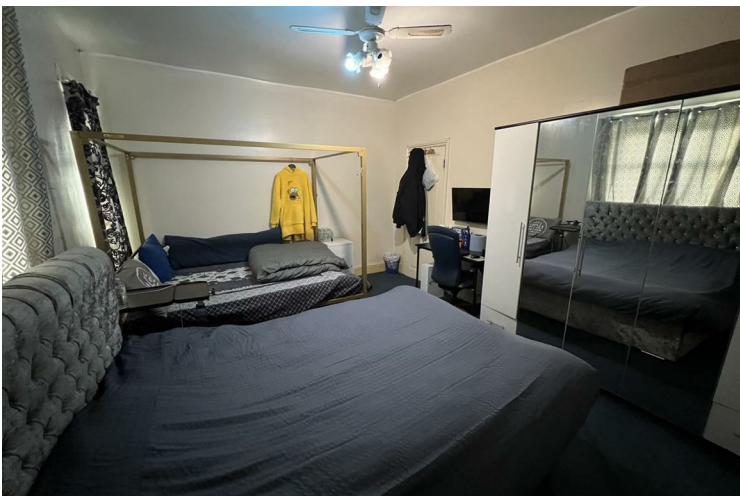
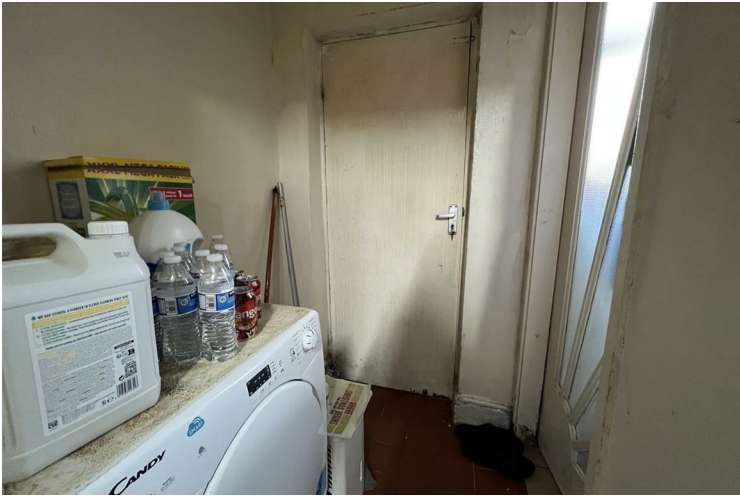
27 Mayford Road Manchester

£270,000

This spacious three-bedroom terraced home offers well-proportioned accommodation across two floors and represents an excellent opportunity for both owner-occupiers and investors alike. The property is in lived-in condition and, while it would benefit from a programme of refurbishment, it is perfectly habitable and could be moved straight into, allowing improvements to be made gradually. To the ground floor, the property features two separate reception rooms, providing flexible living and dining space, along with a generously sized kitchen to the rear. A useful downstairs shower room and WC add to the practicality of the layout. Externally, there is a private rear yard, ideal for low-maintenance outdoor space. Upstairs, the first floor comprises three well-sized bedrooms and a family bathroom, making it well suited to families or sharers. The layout is straightforward and offers good scope for modernisation to add further value. The property is well located within a popular residential area of South Manchester, close to a range of local amenities including shops, supermarkets, cafés and schools along Stockport Road and in the surrounding Levenshulme area. Excellent transport links are nearby, with frequent bus services such as the 192, 197 and 203 providing direct access into Manchester city centre and Stockport. Levenshulme train station is also within easy reach, offering quick rail connections to Manchester Piccadilly and Oxford Road. The area is well served by local places of worship, including a nearby mosque, and benefits from access to parks and green spaces, making it a convenient and well-connected location.











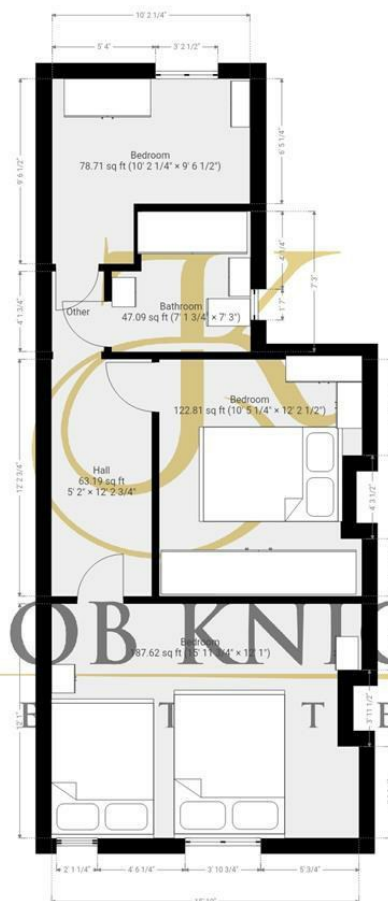
Additional Information

Local Authority -
Council Tax - Band A
Viewings - By Appointment Only

Floor Area - sq ft
Tenure -



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