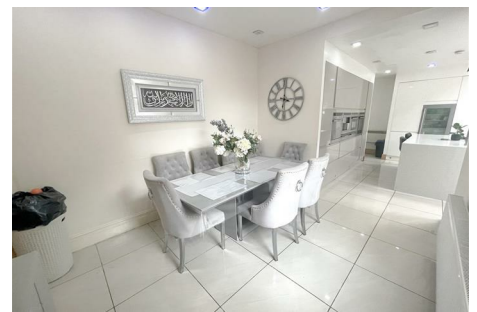


JAKS & CO



2 Peaceville Road Levenshulme, Manchester, M19 2DQ

Stunning Extended Family Home in Popular Levenshulme

Discover this exquisite, extended family home nestled in a sought-after area of Levenshulme. Spread over three spacious floors, this property boasts a range of luxurious features.

Ground Floor: Enter through the welcoming porch into a grand hallway. Relax in two elegant reception rooms, both adorned with Italian limestone fireplaces. Enjoy meals in the sophisticated dining room, and cook in a fully fitted kitchen complete with underfloor heating, integrated Neff appliances, a dishwasher, warming drawer, oven, Zip Tap for instant hot water, and a built-in fryer and griddle. A cloakroom, downstairs WC, and walk-in shower are also located towards the back of the property.

First Floor: Four double bedrooms await, including two with en-suite bathrooms, along with an additional family bathroom.

Top Floor: Two more double bedrooms, each with en-suite bathrooms, provide ample space for family or guests.

Exterior: Benefit from a garage and two driveways, one with electric gates, plus a separate entrance leading to the kitchen and garage, potentially convertible to an annex (STPP). Enjoy gardens to the side and a paved garden to the rear. The property is equipped with full CCTV for added security.

Ideal for families or investors, this home could also be well-suited for HMO use, subject to council permissions. Similar local properties have successfully converted, making this a lucrative opportunity given the six double bedrooms and five bathrooms.

Details: EPC Rating C, Council Tax Band E, Freehold.

Don't miss the chance to own this remarkable property—schedule your viewing today!

Offers over £525,000

2 Peaceville Road Levenshulme, Manchester, M19 2DQ



- Extended Detached Property
- Fully Fitted Kitchen
- 5 Bathrooms
- Garage
- 2 Reception Rooms
- DS WC /Cloakrooms
- Cul de Sac Location
- Dining Room
- 6 Bedrooms
- Driveway

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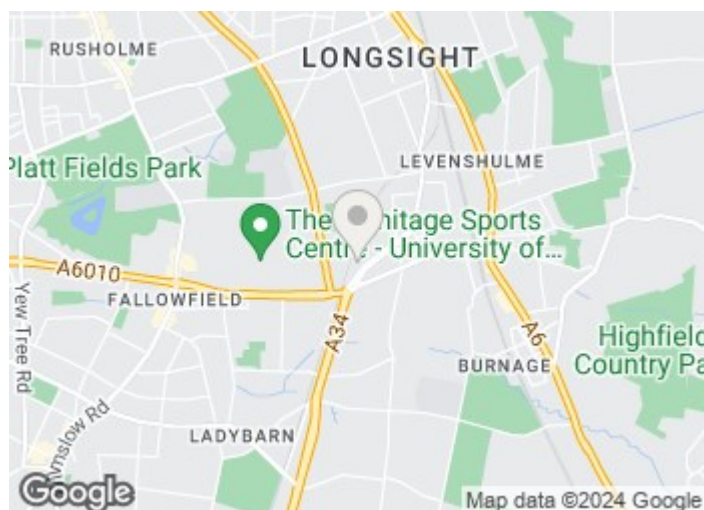
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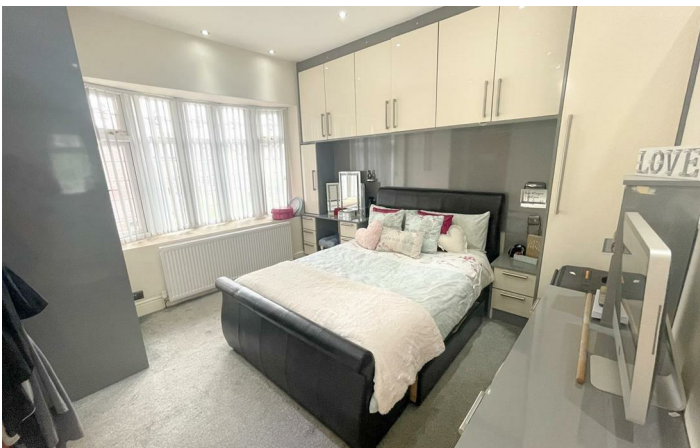
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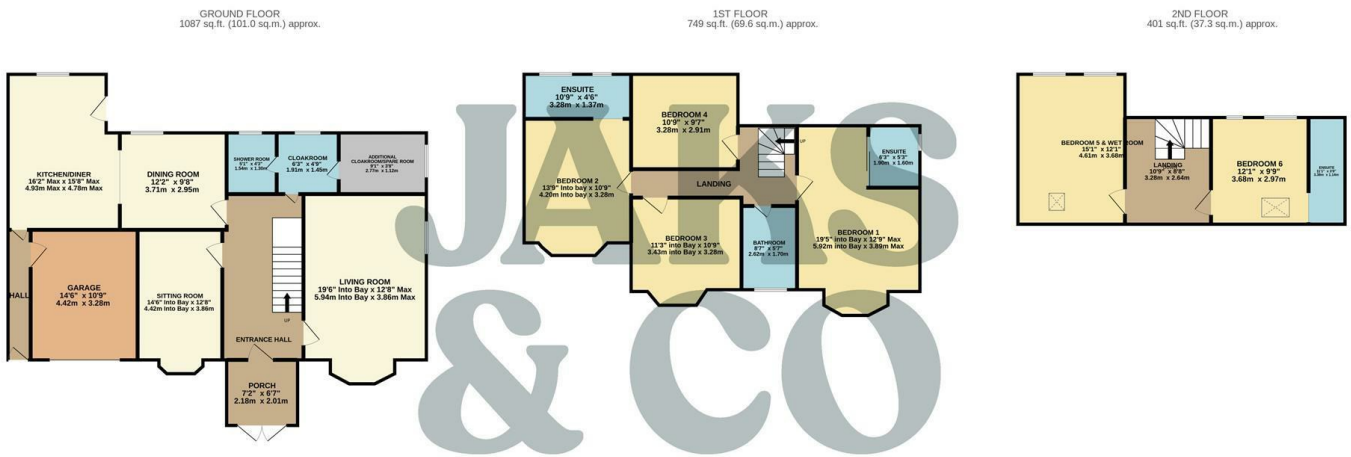


Directions

From Kingsway roundabout take the turning off towards Slade Lane and carry on until you reach the first turning on the left into Peaceville Road, The property can be found on the right.



Floor Plan



TOTAL FLOOR AREA : 2238 sq.ft. (207.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating	Current	Potential	Environmental Impact (CO ₂) 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			Very environmentally friendly - lower CO ₂ emissions (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			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	