



**GASCOIGNE
HALMAN**

HURSTBANK AVENUE, BURNAGE

THE AREAS LEADING ESTATE AGENT



HURSTBANK AVENUE, BURNAGE

£315,000

A charming and immaculately presented three bedroom semi detached property situated in a quiet cul-de-sac location close to excellent transport links and local amenities. Superb open plan light and airy family living/dining kitchen with delightful views over the rear garden, three good sized bedrooms, contemporary fitted three piece bathroom suite, W/C, useful storage cupboards and a well maintained rear garden.

Conveniently located on the border of Didsbury and Burnage, with excellent links to Manchester City Centre and the national motorway network along nearby Kingsway (A34). A three minute walk from Burnage station, which has direct connections to reach the Centre Centre in 9 minutes or Manchester Airport in only 13 minutes. Nearby Fog Lane and Lane End Road host popular restaurants, takeaways and independent shops, as well as the Tesco Superstore only a 5 minute walk away. Other amenities within walking distance include Fog Lane Park, Heaton Mersey Common, Didsbury Village, Fletcher Moss Park and the Parrs Wood Entertainment Complex. There are also a variety of good schools in the area.



We are delighted to introduce this stunning and well presented three bedroom semi detached property boasting superb accommodation which must be viewed to appreciate everything on offer.

The ground floor comprises of:- entrance hall with storage leading into the open plan kitchen benefiting from integrated appliances and living/dining space ideal for modern family living. The inner hall leads to the downstairs wc and provides access into the rear garden.

To the first floor, the master bedroom at the rear of the house overlooks the rear garden, the second double bedroom benefits from a fitted wardrobe and bedroom three is ideal as a single room or study. The white three piece bathroom suite completes the accommodation.

Externally the property has off road parking for multiple vehicles, a secure gate leading to the generous rear garden with fenced boundaries and an outbuilding perfect for storage.

DIRECTIONS

M19 1PN

IN FURTHER DETAIL THE ACCOMMODATION COMPRISES

ENTRANCE HALLWAY

8'11 (2.72m) x 4'9 (1.45m)

LIVING/DINING ROOM

13'9 (4.19m) x 16'3 (4.95m)

KITCHEN

13'2 (4.01m) x 8' (2.44m)

BEDROOM 1

12'1 (3.68m) x 12'9 (3.89m)

BEDROOM 2

12'1 (3.68m) x 8'1 (2.46m)

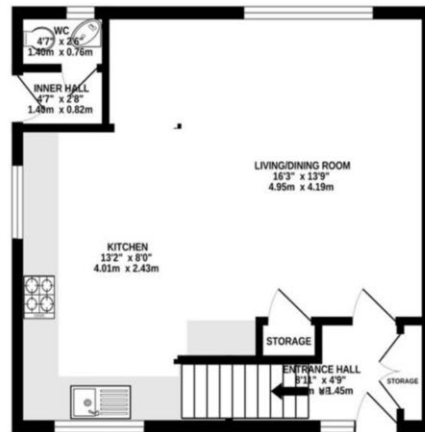
BEDROOM 3

7'2 (2.18m) x 9'9 (2.97m)

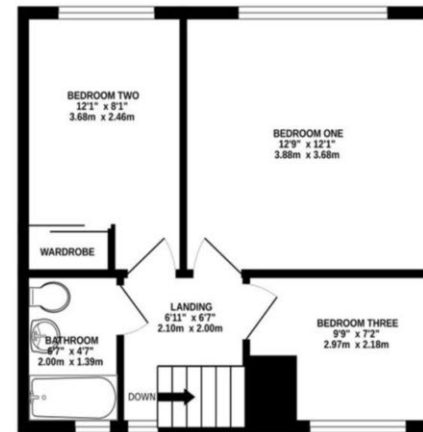
BATHROOM

6'7 (2.01m) x 4'7 (1.4m)

GROUND FLOOR
398 sq.ft. (37.0 sq.m.) approx.



1ST FLOOR
391 sq.ft. (36.3 sq.m.) approx.



TOTAL FLOOR AREA: 789 sq.ft. (73.3 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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