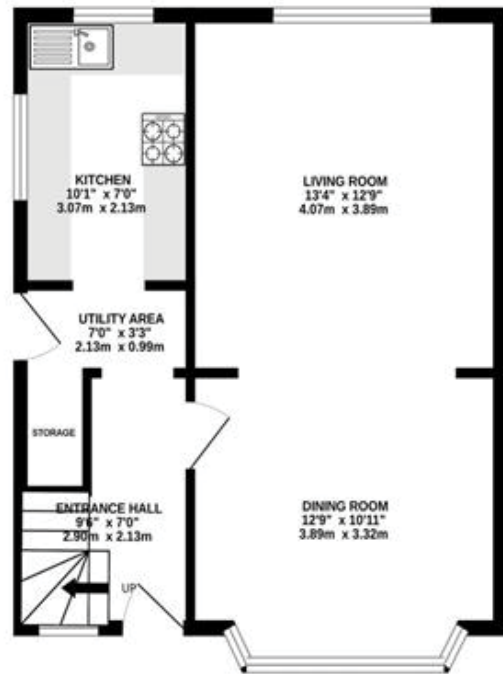


9 WHITETHORN AVENUE

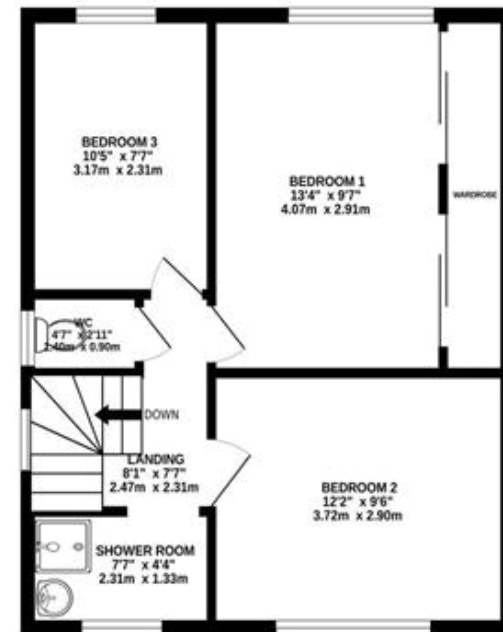
Burnage

£300,000

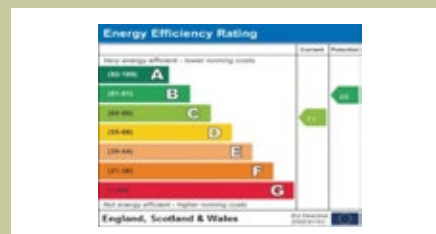
GROUND FLOOR
464 sq.ft. (43.1 sq.m.) approx.



1ST FLOOR
452 sq.ft. (42.0 sq.m.) approx.



TOTAL FLOOR AREA: 916 sq.ft. (85.1 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
Made with Metroplan ©2024



NOTICE
Gascoigne Halman for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Gascoigne Halman has any authority to make or give any representation or warranty whatever in relation to this property.

THE AREAS LEADING ESTATE AGENCY

Didsbury
739, Wilmslow Road, DIDSBURY M20 6RN
0161 445 7474 didsbury@gascoignehalman.co.uk

gascoignehalman.co.uk



A charming and well positioned semi detached property situated in a desirable and popular cul-de-sac location. Occupying a delightful plot with ample off road parking to the front and a generous private rear South facing garden with patio area. Three good sized bedrooms, open plan bay fronted living/dining room, contemporary shower room, separate W/C and fitted kitchen with utility area. Offered to the market with No Vendor Chain.

GASCOIGNE HALMAN

- A spacious and well presented semi detached property
- Situated in a highly sought after residential area and cul-de sac location
- Bay fronted open plan living/dining room and fitted kitchen

- Three good sized bedrooms
- Contemporary shower room and seperate W/C
- Off road parking and a generous South facing rear garden
- No Vendor Chain
- Close to local amenities and excellent transport links

£300,000

9 WHITETHORN AVENUE

Burnage



DESCRIPTION

We are delighted to introduce this spacious and well presented semi detached property, located on a highly desirable cul-de-sac and popular residential area.

Internally the property comprises:- welcoming entrance hallway with useful under stairs storage, an attractive bay fronted open plan living/dining room with feature fireplace, a fitted kitchen and utility area completes the ground floor.

To the first floor there are three good sized bedrooms with a recently refitted shower room and separate W/C.

Externally to the front, a driveway for multiple vehicles, a secure gate provides access to the generous and private rear South facing garden with superb patio area, ideal for al Fresco dining.

This property is offered to the market with No Vendor Chain.

LOCATION

Burnage is very well located with excellent links to Manchester City Centre and the national motorway network along nearby Kingsway (A34) and the A6. The centre of Burnage offers more than adequate day to day shopping requirements especially with the Tesco superstore being so close at hand. Parris Wood Entertainment Complex is also nearby, facilities here include bowling, a multiplex cinema and a gymnasium. Burnage and Mauldeth Road stations offer additional commuter services to Manchester and the airport. Schools and recreational facilities in the area are good.

DIRECTIONS

M19 1EU

TENURE

Leasehold. 999 year lease with 959 years remaining. Chief Rent £20 per annum.

SERVICES (NOT TESTED)

Services have not been tested and you are advised to make your own enquiries and/or inspections.

LOCAL AUTHORITY

Manchester City Council

VIEWING

Viewing strictly by appointment through the Agents.

TWENTY NETWORKED OFFICES THROUGHOUT CHESHIRE, SOUTH MANCHESTER & THE HIGH PEAK



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GASCOIGNE HALMAN