



**GASCOIGNE
HALMAN**

38 LINDSAY ROAD, BURNAGE

THE AREAS LEADING ESTATE AGENT



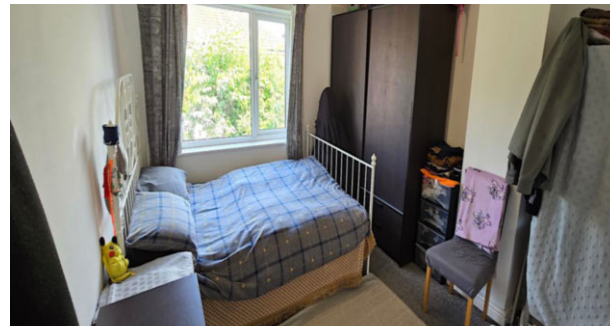
38 LINDSAY ROAD, BURNAGE

£325,000

A well presented and recent modernised three bedroom semi detached property offering spacious and immaculate presentation throughout. Modern fitted kitchen, open plan light and airy living/dining room overlooking the pleasant rear garden, contemporary bathroom, separate W/C and three good sized bedrooms. Situated in an attractive and sought after location, close to local amenities and excellent transport links.



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.



We are pleased to introduce this spacious and well presented three bedroom semi detached property situated in a desirable location, close to local amenities and excellent transport links.

The property offers a large private plot with modern and well-presented interior throughout and excellent proportions. Internally the property comprises of a welcoming entrance hallway, recently refurbished modern fitted kitchen, light and airy open plan living/dining room with useful storage completes the ground floor.

To the first floor there is three good sized bedrooms and a contemporary bathroom, separate W/C that serves all three bedrooms.

Externally to the front there is a fenced boundary with gated path leading to the front door, a secure gated entrance to the side of the property leads to the delightful rear private garden.

The property is close to local amenities and excellent transport links.

DIRECTIONS

M19 2JE

IN FURTHER DETAIL THE ACCOMMODATION COMPRISES

ENTRANCE HALLWAY

10'0 (3.05m) x 6'3 (1.91m)

LIVING/DINING ROOM

11'11 (3.63m) x 19'10 (6.05m)

KITCHEN

10'4 (3.15m) x 10' (3.05m)

BEDROOM 1

12'0 (3.66m) x 11'2 (3.4m)

BEDROOM 2

11'1 (3.38m) x 11'2 (3.4m)

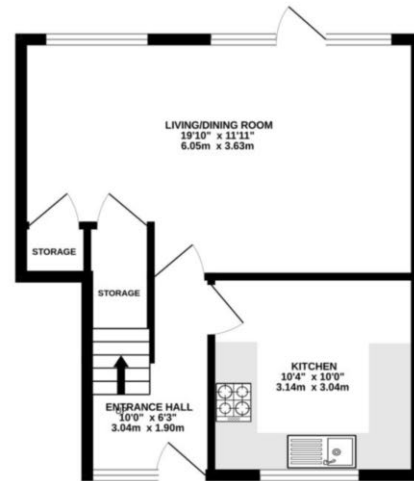
BEDROOM 3

6'4 (1.93m) x 8'9 (2.67m)

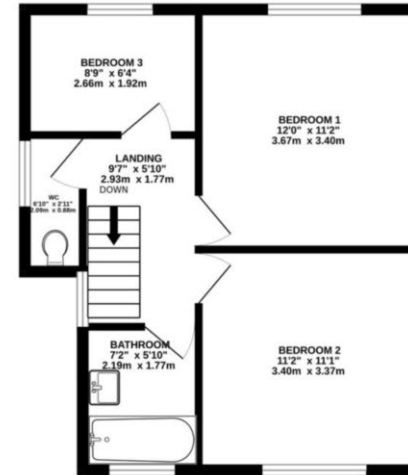
BATHROOM

7'2 (2.18m) x 5'10 (1.78m)

GROUND FLOOR
401 sq.ft. (37.3 sq.m.) approx.



1ST FLOOR
430 sq.ft. (40.0 sq.m.) approx.



TOTAL FLOOR AREA : 831 sq.ft. (77.2 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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