



**GASCOIGNE  
HALMAN**

HOLMDALE AVENUE, BURNAGE

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THE AREAS LEADING ESTATE AGENT

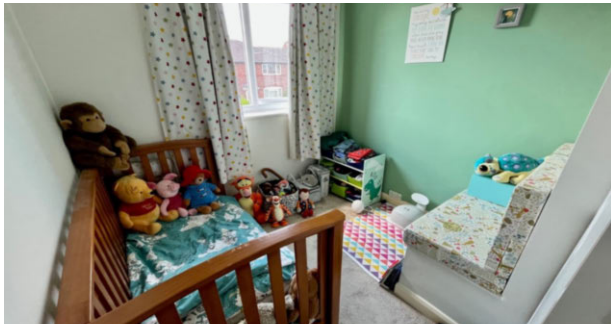
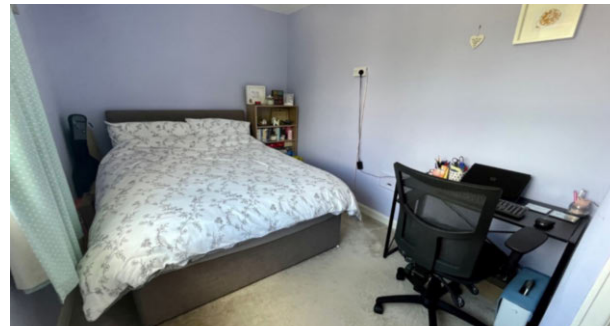


## HOLMDALE AVENUE, BURNAGE

**£310,000.00**

An immaculately presented and well proportioned three bedroom semi detached property. Offering spacious accommodation throughout, the property benefits from a large living/dining room, refurbished modern fitted kitchen along with three good sized bedrooms, downstairs W/C, modern family bathroom and conservatory. Off road parking to the front with a stunning private rear garden, situated in an attractive residential area, close to Didsbury and Heaton Moor, local amenities and reputable schools.

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. Parrs 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.



To the ground floor level the accommodation comprises:- welcoming entrance hallway , spacious light and airy living/dining room and a modern fitted kitchen. There is a further useful utility area, downstairs W/C and a spacious conservatory giving access to the delightful rear South facing garden.

To the first floor there are two good sized double bedrooms, single bedroom and a modern fitted family bathroom that serves all three bedrooms.

To the front of the property there is a paved driveway with off road parking. Secure gated access leads to the superb rear garden with fenced boundaries and mature borders with a purpose built shed which is ideal for storage.

Close to local amenities and excellent transport links into Manchester City Centre, Manchester International Airport and reputable schooling.

### **DIRECTIONS**

M19 1LW

### **IN FURTHER DETAIL THE ACCOMMODATION COMPRISES**

#### **LIVING/DINING ROOM**

10'8 (3.25m) x 18'1 (5.51m)

#### **KITCHEN**

7'7 (2.31m) x 15'1 (4.6m)

#### **CONSERVATORY**

9'2 (2.79m) x 7'7 (2.31m)

#### **BEDROOM 1**

13'4 (4.06m) x 11' (3.35m)

#### **BEDROOM 2**

13'4 (4.06m) x 9'5 (2.87m)

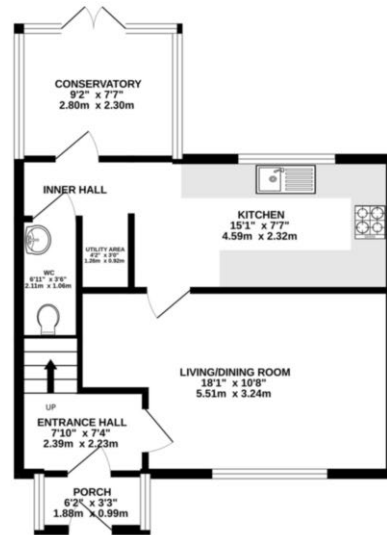
#### **BEDROOM 3**

11'0 (3.35m) x 7'1 (2.16m)

#### **BATHROOM**

5'3 (1.6m) x 7'1 (2.16m)

GROUND FLOOR  
482 sq.ft. (44.8 sq.m.) approx.



1ST FLOOR  
382 sq.ft. (35.5 sq.m.) approx.



TOTAL FLOOR AREA - 865 sq.ft. (80.3 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only.  
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