



**GASCOIGNE
HALMAN**

BOURNELEA AVENUE, BURNAGE

THE AREAS LEADING ESTATE AGENT



BOURNELEA AVENUE, BURNAGE

£340,000.00

A well presented and spacious three bedroom bay fronted semi detached property, situated close to local amenities, excellent transport links and measures an impressive 1136 SQ FT. Two spacious reception rooms, modern fitted kitchen with integrated Neff appliances. Three good sized bedrooms and a stunning four piece bathroom suite. Off road parking to the front and a private rear garden with fenced boundaries and a brick built garage.

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.





Internally the property comprises of; welcoming entrance hallway with under stairs W/C, a light and airy bay fronted dining room, a spacious living room with a further bay which over looks the rear garden. A modern fitted kitchen complete with integrated Neff appliances, breakfast bar and electric velux window completes the ground floor. The property also benefits from a newly installed Worcester boiler, fitted in November 2023.

To the first floor there are two good sized double bedrooms, the principle bedroom benefits from a bay window and built in wardrobes, bedroom two also benefits from a further bay window. A contemporary four piece bathroom suite with under floor heating serves all three bedrooms.

Externally to the front there is off road parking, a secure gate provides access to the rear garden which is generous in size and private, with fenced boundaries and a brick built garage.

DIRECTIONS

M19 1AE

IN FURTHER DETAIL THE ACCOMMODATION COMPRISES

DINING ROOM

13'9 (4.19m) into bay x 13'3 (4.04m)

LIVING ROOM

15'8 (4.78m) into bay x 11'4 (3.45m)

KITCHEN

18'6 (5.64m) x 7'11 (2.41m)

BEDROOM 1

14'6 (4.42m) into bay x 12'5 (3.78m)

BEDROOM 2

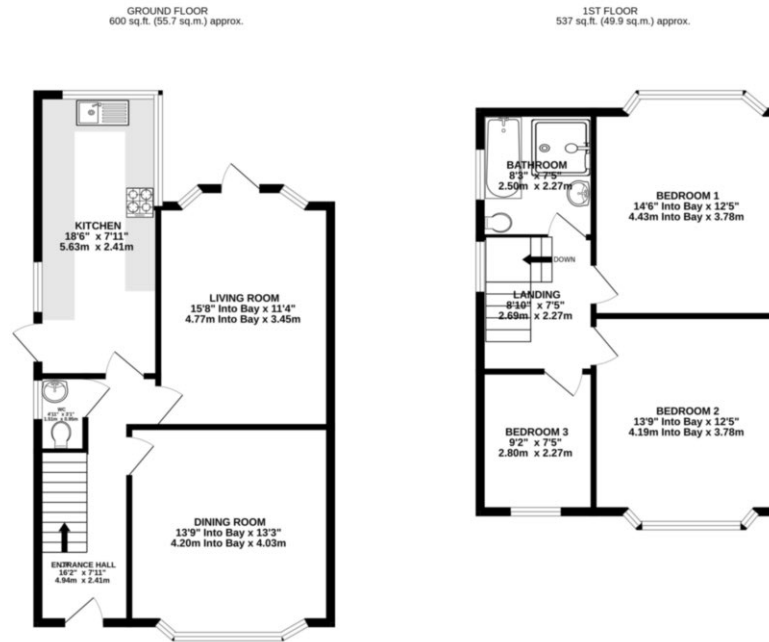
13'9 (4.19m) into bay x 12'5 (3.78m)

BEDROOM 3

9'2 (2.79m) x 7'5 (2.26m)

BATHROOM

8'3 (2.51m) x 7'5 (2.26m)



TOTAL FLOOR AREA: 1136 sq.ft. (105.6 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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