



**GASCOIGNE  
HALMAN**

35 ASTOR ROAD, BURNAGE

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THE AREAS LEADING ESTATE AGENT



## 35 ASTOR ROAD, BURNAGE

**£375,000**

A truly stunning and well presented period semi detached property situated in a highly desirable residential area. Boasting immaculate accommodation throughout with charming original features, this property is sure to be popular. Bay fronted living room, modern fitted open plan dining kitchen with integrated appliances, three good sized bedrooms and a three piece contemporary bathroom suite. The property offers an attractive frontage with off road parking, detached garage and a delightful rear private garden.



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.



An attractive and charming period bay fronted semi detached property located within a highly sought after residential area, close to excellent transport links and local amenities.

Internally the property boasts a porch, welcoming entrance hallway with attractive stained glass windows, a spacious living room with feature fireplace, rear dining with with another fireplace and bi-fold doors opening to the rear garden and a modern open plan kitchen with integrated appliances completes the ground floor.

To the first floor there are three good sized bedrooms, with both bedroom one and two offering feature fireplaces. A three piece bathroom suite with useful storage cupboard serves all three bedrooms.

Externally to the front the property offers off road parking, an attractive frontage with mature plants and a detached garage. To the rear there is a delightful and generous private garden.

## **DIRECTIONS**

M19 2LY

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

### **LIVING ROOM**

14'10 (4.52m) x 11'5 (3.48m)

### **DINING ROOM**

14'3 (4.34m) x 11'5 (3.48m)

### **KITCHEN**

13'6 (4.11m) x 7'10 (2.39m)

### **BEDROOM 1**

15'4 (4.67m) into bay x 11'5 (3.48m)

### **BEDROOM 2**

12'7 (3.84m) x 11'5 (3.48m)

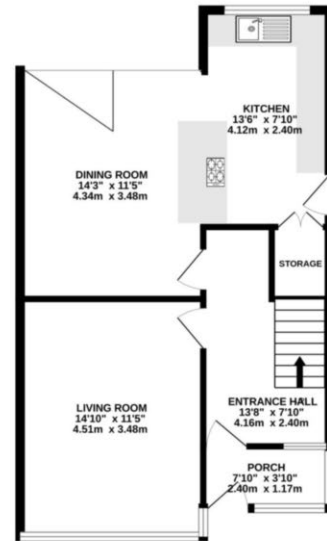
### **BEDROOM 3**

8'9 (2.67m) x 7'10 (2.39m)

### **BATHROOM**

9'7 (2.92m) x 7'10 (2.39m)

GROUND FLOOR  
575 sq.ft. (53.4 sq.m.) approx.



1ST FLOOR  
529 sq.ft. (49.2 sq.m.) approx.



TOTAL FLOOR AREA: 1105 sq.ft. (102.6 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only.  
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