



**GASCOIGNE  
HALMAN**

HARROW AVENUE, BURNAGE

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THE AREAS LEADING ESTATE AGENT





## HARROW AVENUE, BURNAGE

**£285,000.00**

A well presented and spacious three bedroom semi detached property, located in a quiet cul de-sac and occupying a large corner plot with gardens to three sides. Offered to the market with No Vendor Chain, this property is ideal for first time buyers and investors alike. Three good sized bedrooms, contemporary fitted shower room and downstairs W/C, modern fitted kitchen and a light and airy living/dining room. A generous rear garden and situated 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. 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; welcoming entrance hallway, a light and airy living/dining room with a feature fireplace, a modern fitted kitchen overlooking the rear garden and additional storage and a W/C completes the ground floor.

To the first floor there are three good sized bedrooms with the primary bedroom being particularly large in size and a contemporary three piece shower room serves all three bedrooms.

Externally there is gardens to three sides, a secure side gate leads to the rear garden being generous with fenced boundaries. The property is being offered to the market with No Vendor Chain and is located close to local amenities and excellent transport links.

**DIRECTIONS**

M19 1PF

**IN FURTHER DETAIL THE ACCOMMODATION COMPRISES**

**ENTRANCE HALLWAY**

10'7 (3.23m) x 5'5 (1.65m)

**LIVING/DINING ROOM**

10'7 (3.23m) x 18'3 (5.56m)

**KITCHEN**

7'7 (2.31m) x 15'11 (4.85m)

**BEDROOM 1**

10'7 (3.23m) x 13'3 (4.04m)

**BEDROOM 2**

7'7 (2.31m) x 13'3 (4.04m)

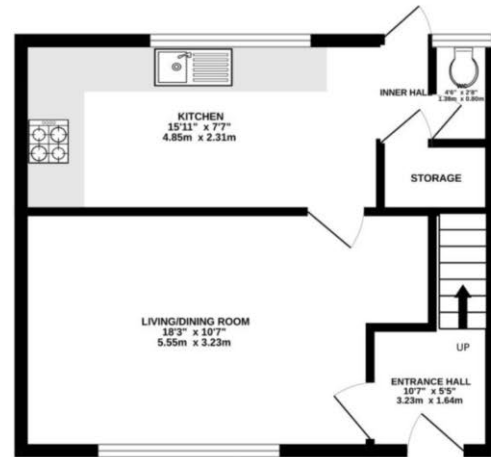
**BEDROOM 3**

10'7 (3.23m) x 7'7 (2.31m)

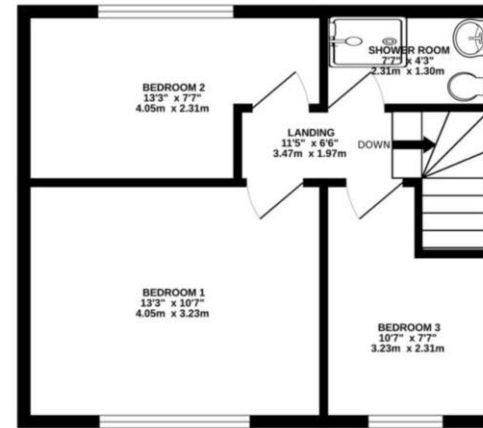
**SHOWER ROOM**

4'3 (1.3m) x 7'7 (2.31m)

GROUND FLOOR  
379 sq.ft. (35.2 sq.m.) approx.



1ST FLOOR  
379 sq.ft. (35.2 sq.m.) approx.



TOTAL FLOOR AREA : 757 sq.ft. (70.3 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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