



**GASCOIGNE
HALMAN**

GLENHURST ROAD, BURNAGE

THE AREAS LEADING ESTATE AGENT



GLENHURST ROAD, BURNAGE

£325,000.00

A tastefully extended and immaculately presented end terrace three bedroom property located within a highly desirable residential area and close to local amenities and excellent transport links. Measuring an impressive 1016 SQ FT of light and airy accommodation and boasts, spacious living room, modern fitted kitchen and a generous sitting room to the rear of the property. Two good sized double bedrooms and a further single, contemporary three piece bathroom suite. Gated off road parking for multiple vehicles and a large rear private garden with decked area offering potential to extend further (STPP).

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; an entrance hallway, a spacious and well presented living room, modern fitted kitchen with benefits from access too a useful storage cupboard, utility room and downstairs W/C. An immaculate extended sitting rear with sliding doors and skylights overlooking the private rear garden, completes the ground floor accommodation.

To the first floor there are three bedrooms with two good sized double bedrooms and the primary bedroom benefiting from a bay fronted window. A three piece contemporary bathroom suite serves all three bedrooms.

Externally to the front there is off road parking for multiple vehicles, a secure side gate provides access to the private landscaped rear garden with decked area, fenced boundaries and artificial grass. The property occupies a spacious plot and could be extended further (STPP).

DIRECTIONS

M19 1WX

LIVING ROOM

13'0 (3.96m) x 16'1 (4.9m)

DINING KITCHEN

8'10 (2.69m) x 13' (3.96m)

SITTING ROOM

9'7 (2.92m) x 19' (5.79m)

UTILITY ROOM

9'7 (2.92m) x 3'1 (.94m)

BEDROOM 1

12'6 (3.81m) into bay x 12'6 (3.81m)

BEDROOM 2

10'1 (3.07m) x 12'6 (3.81m)

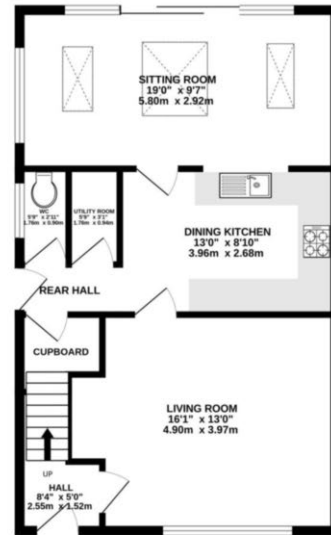
BEDROOM 3

8'1 (2.46m) x 7'7 (2.31m)

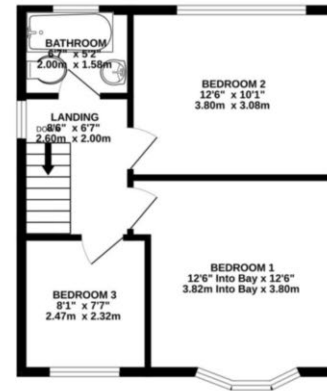
BATHROOM

5'2 (1.57m) x 6'7 (2.01m)

GROUND FLOOR
597 sq.ft. (55.5 sq.m.) approx.



1ST FLOOR
419 sq.ft. (38.9 sq.m.) approx.



TOTAL FLOOR AREA: 1016 sq.ft. (94.4 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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