



**GASCOIGNE
HALMAN**

GLENDALE AVENUE, BURNAGE

THE AREAS LEADING ESTATE AGENT



GLENDALE AVENUE, BURNAGE

£375,000.00

A tastefully extended and immaculately presented semi detached property positioned on a highly desirable and quiet cul de sac location. Measuring an impressive 1071 SQ FT. Bay fronted living room, stunning and spacious modern open plan family dining kitchen. Three good sized bedrooms and a stylish three piece fitted bathroom suite. Off road parking and a large Westerly facing garden to the rear. Potential to extend and add value (STPP). Offered to the market with No Vendor Chain.



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 spacious bay fronted living room, a stunning light and airy modern open plan family dining kitchen which benefits from attractive skylights, french doors which overlook the rear garden and an array of integrated appliances.

To the first floor there are three good sized bedrooms with the principle bedroom being particularly large in size, a stylish three piece bathroom suite serves all three bedrooms.

Externally the front is gated with off road parking, access to the rear garden is provided by a secure gate with a raised decked area and then a generous rear private Westerly facing garden and detached garage.

The property is positioned in a quiet cul de sac location and is offered to the market with No Vendor Chain.

DIRECTIONS

M19 1EH

ENTRANCE HALLWAY

16'5 (5m) x 5'9 (1.75m)

LIVING ROOM

13'2 (4.01m) into bay x 11'8 (3.56m)

DINING KITCHEN

12'4 (3.76m) x 17'5 (5.31m)

SITTING ROOM

12'0 (3.66m) x 17'5 (5.31m)

BEDROOM 1

12'9 (3.89m) x 11'8 (3.56m)

BEDROOM 2

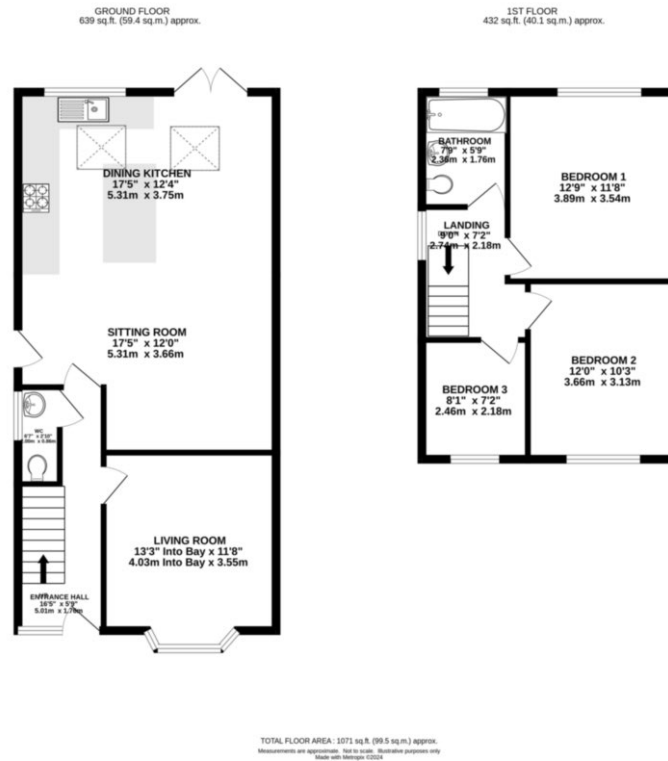
12'0 (3.66m) x 10'3 (3.12m)

BEDROOM 3

8'1 (2.46m) x 7'2 (2.18m)

BATHROOM

7'9 (2.36m) x 5'9 (1.75m)



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