



**GASCOIGNE
HALMAN**

ASTOR ROAD, BURNAGE

THE AREAS LEADING ESTATE AGENT



ASTOR ROAD, BURNAGE

£375,000.00

A spacious and well appointed semi detached property located in a quiet but sought after cul de sac residential location. Occupying a generous corner plot with gardens to three sides and measuring an impressive 1036 SQ FT. The property comes immaculately decorated and has been extended both to the rear and side to boast further living accommodation. Off Road parking to the front for multiple vehicles and a generous South facing garden to the rear. The property also enjoys a convenient location 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 with useful under stairs storage cupboard. A stunning bay fronted open plan dining/living room which benefits from a feature fireplace and overlook the landscaped rear South facing garden. A stylish kitchen with integrated appliances and an attractive sky light, leads to the conservatory with french doors allowing access to the rear garden.

To the first floor there are three bedrooms with two superb two bedrooms both with built in wardrobes, the primary bedroom also benefits from a further bay fronted stain glass window. A contemporary three piece shower room serves all three bedrooms.

Externally to the front the property offers off road parking for multiple vehicles, a secure gate provides access down the side of the property which could be extended (STPP) to the landscaped generous rear South facing garden.

DIRECTIONS

M19 2LY

DINING ROOM

14'9 (4.5m) into bay x 12'5 (3.78m)

LIVING ROOM

10'6 (3.2m) x 12'5 (3.78m)

KITCHEN

17'7 (5.36m) x 5'10 (1.78m)

CONSERVATORY

9'8 (2.95m) x 9'2 (2.79m)

BEDROOM 1

13'9 (4.19m) into bay x 11'9 (3.58m)

BEDROOM 2

11'6 (3.51m) x 11'9 (3.58m)

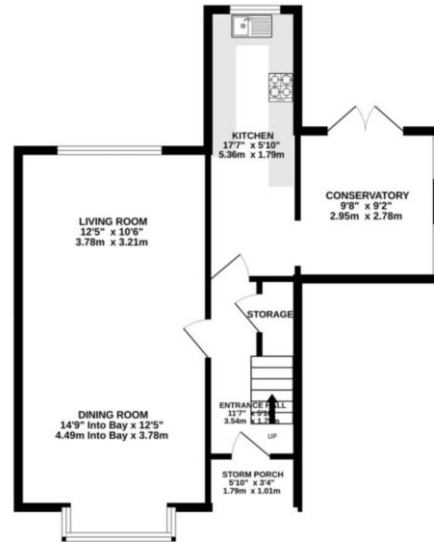
BEDROOM 3

8'4 (2.54m) x 7'2 (2.18m)

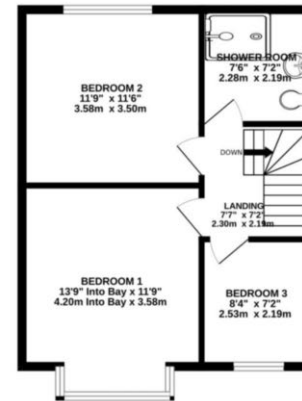
SHOWER ROOM

7'3 (2.21m) x 7'2 (2.18m)

GROUND FLOOR
581 sq.ft. (54.0 sq.m.) approx.



1ST FLOOR
455 sq.ft. (42.3 sq.m.) approx.



TOTAL FLOOR AREA: 1036 sq.ft. (96.3 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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