



**GASCOIGNE  
HALMAN**

BRIARFIELD ROAD, BURNAGE

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THE AREAS LEADING ESTATE AGENT



## BRIARFIELD ROAD, BURNAGE

**£300,000.00**

A well presented and spacious semi detached property which occupies a generous corner plot with gardens to three sides. Conveniently located close to excellent transport links and local amenities. Immaculately decorated throughout and would be perfect for first time buyers and investors alike. South facing rear garden. 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 which leads to a large living/dining room with attractive french doors which overlook the rear South facing garden. A fitted kitchen with modern units, downstairs W/C and useful utility space complete the ground floor accommodation.

To the first floor there are three good sized bedrooms, the primary bedroom is particularly large in size with a built in wardrobe. A stylish three piece bathroom suite serves all three bedrooms.

Externally the property occupies a charming corner with gardens to three sides with fenced boundaries and a South facing garden. Offered to the market with No Vendor Chain.

### **DIRECTIONS**

M19 1BJ

### **ENTRANCE HALLWAY**

4'7 (1.4m) x 12'9 (3.89m)

### **LIVING/DINING ROOM**

15'7 (4.75m) x 12'9 (3.89m)

### **KITCHEN**

12'11 (3.94m) x 8' (2.44m)

### **UTILITY ROOM**

5'4 (1.63m) x 2'7 (.79m)

### **BEDROOM 1**

11'11 (3.63m) x 12'10 (3.91m)

### **BEDROOM 2**

11'11 (3.63m) x 8' (2.44m)

### **BEDROOM 3**

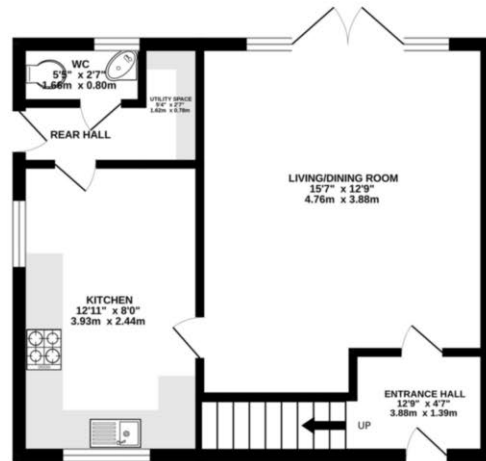
7'1 (2.16m) x 9'10 (3m)

### **BATHROOM**

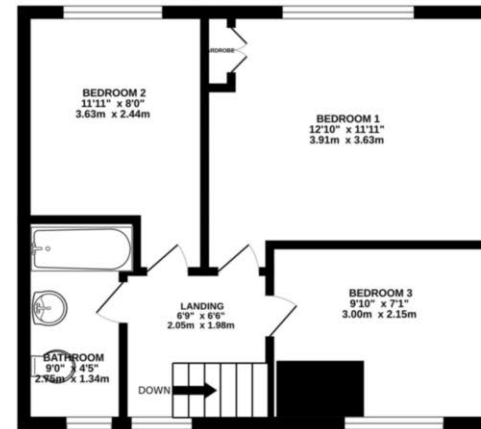
9'0 (2.74m) x 4'5 (1.35m)



GROUND FLOOR  
378 sq.ft. (35.1 sq.m.) approx.



1ST FLOOR  
368 sq.ft. (34.2 sq.m.) approx.



TOTAL FLOOR AREA : 746 sq.ft. (69.3 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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