



**GASCOIGNE
HALMAN**

Grangethorpe Drive, Burnage
£330,000.00

THE AREA'S LEADING ESTATE AGENCY



A spacious and well appointed four double bedroom semi detached property located in a highly sought after residential area and close to excellent transport links and an array of local amenities. The property needs to be viewed to appreciate the accommodation on offer and is a unique opportunity to acquire a four double bedroom property. The property offers well presented accommodation throughout with off road parking and a South facing rear garden.

Property details

- A Well Appointed and Spacious Semi Detached Property
- Measuring An Impressive 1440 SQ FT
- Modern Fitted Kitchen and Large Open plan Living/Dining Room
- Four Good Sized Double Bedrooms and a Contemporary Shower Room
- Off Road Parking and a South Facing Rear Garden
- A Unique Opportunity to Purchase A Four Double Bedroom Property in a Highly Sought After Location



About this property

Internally the property comprises of; a welcoming entrance hallway, a modern fitted kitchen which provides access to the rear garden, A large open plan, light and airy living/dining room which benefits from a feature fireplace.

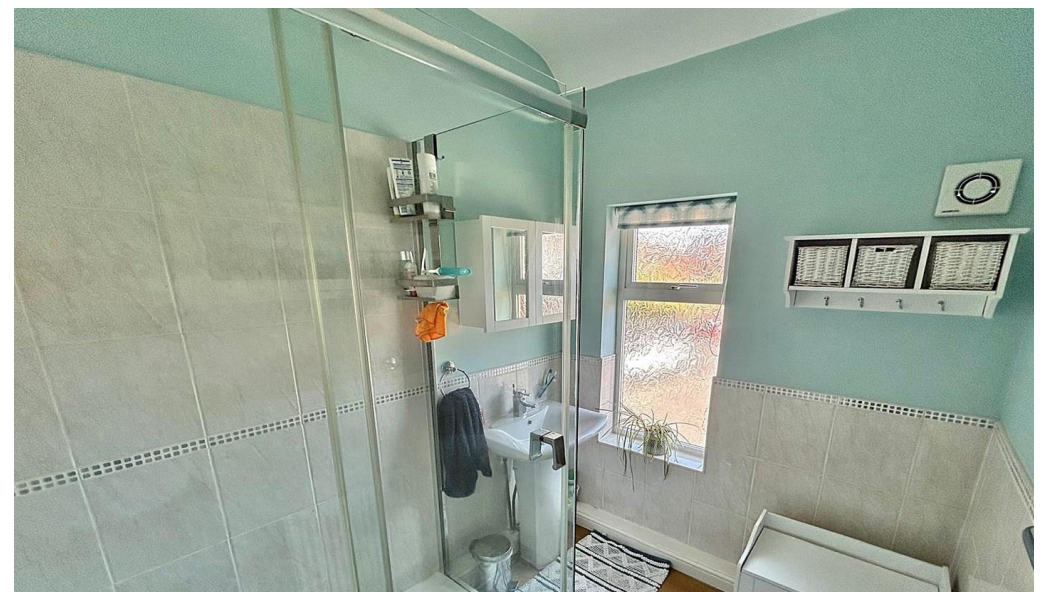
To the first floor there are four excellent sized double bedrooms, with the primary bedrooms being particularly large in size. A contemporary shower room with a separate W/C serves all four bedrooms.

Externally to the front there is off road parking. To the rear and side there is a charming South facing garden with fenced boundaries. Located close to excellent transport links and local amenities.

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.









DIRECTIONS

M19 2NF

COUNCIL TAX BAND

B

TENURE

Freehold

SERVICES (NOT TESTED)

Services have not been tested and you are advised to make your own enquiries and/or inspections.

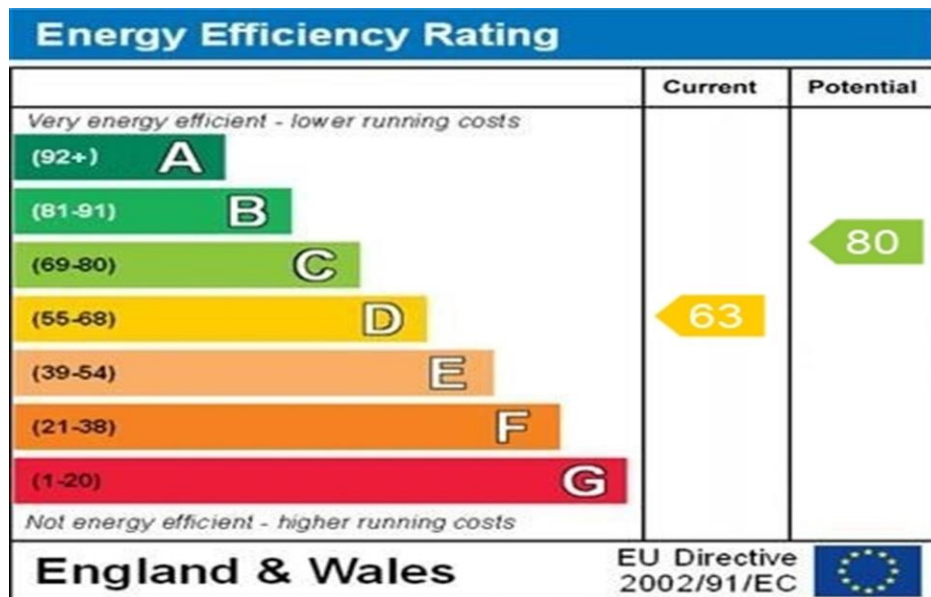
LOCAL AUTHORITY

Manchester City Council

VIEWING

Viewing strictly by appointment.

EFFICIENCY RATING



WWW.EPC4U.COM

PRIMARY SOURCE OF HEATING

Gas fired hot water radiators

PRIMARY ARRANGEMENT FOR SEWERAGE

Mains Supply

PRIMARY SOURCE OF ELECTRICITY

Mains Supply

PRIMARY SOURCE OF WATER

Mains Supply

BROADBAND CONNECTION

Copper wire

ANY EASEMENTS, SERVITUDES OR WAYLEAVES?

No

ARE THERE ANY RESTRICTIONS ASSOCIATED WITH THE PROPERTY

No

THE EXISTENCE OF ANY PUBLIC OR PRIVATE RIGHT OF WAY?

Yes

SOURCES OF FLOODING

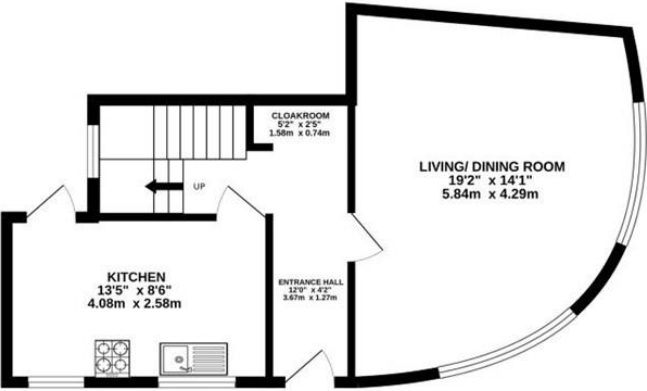
Ask Agent

HAS PROPERTY BEEN FLOODED IN 5 YEARS

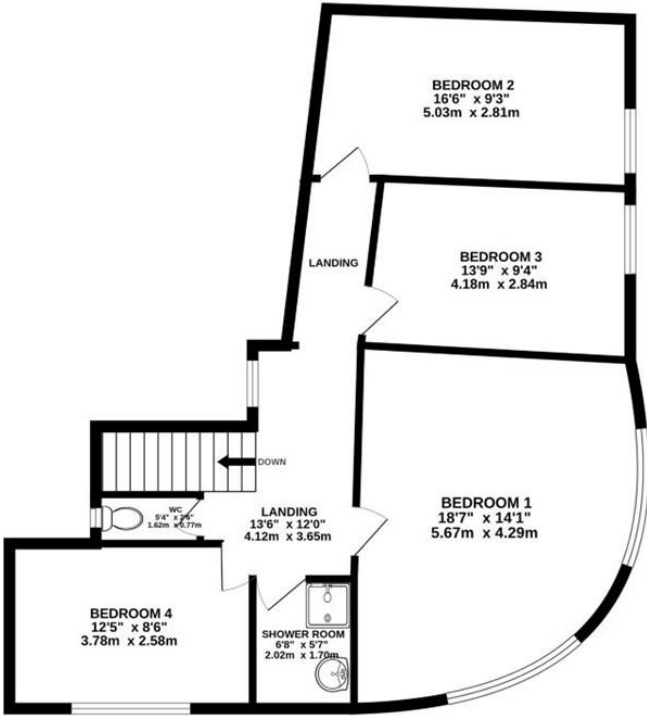
No

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GROUND FLOOR
566 sq.ft. (52.6 sq.m.) approx.



1ST FLOOR
873 sq.ft. (81.1 sq.m.) approx.



TOTAL FLOOR AREA : 1440 sq.ft. (133.8 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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