



**GASCOIGNE
HALMAN**

Bournelea Avenue, Burnage
£375,000.00

THE AREA'S LEADING ESTATE AGENCY



A beautifully presented and spacious three bedroom bay fronted semi detached property, located on a quiet yet popular residential road and only moments from local schools, excellent transport links such as the A34 and Mauldeth Road Train Station. The property has been refurbished by the current owners to offer immaculate and stylish accommodation across both floors.

Property details

- A Stylish and Spacious Bay Fronted Semi Detached Property
- Entrance Hallway, Bay Fronted Living Room and Light and Airy Open Plan Dining Kitchen
- Three Good Sized Bedrooms and a Contemporary Three Piece Bathroom Suite
- Gated Off Road Parking and a Delightful Rear Westerly Facing Private Garden
- Located Close to Excellent Transport Links, Local Amenities and Excellent Schooling
- Internal Viewing Highly Recommended



About this property

An attractive and charming period bay fronted semi detached property located within a highly sought after residential area, close to excellent transport links and local amenities.

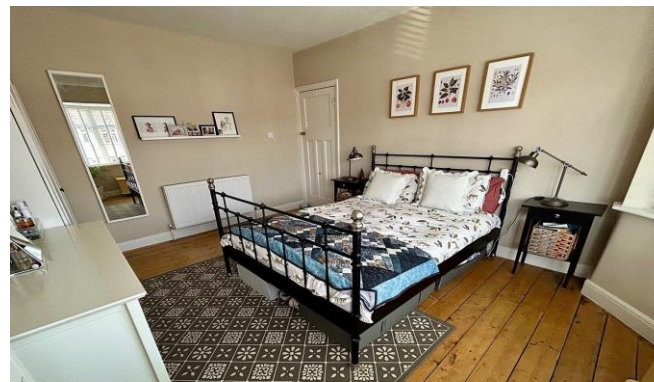
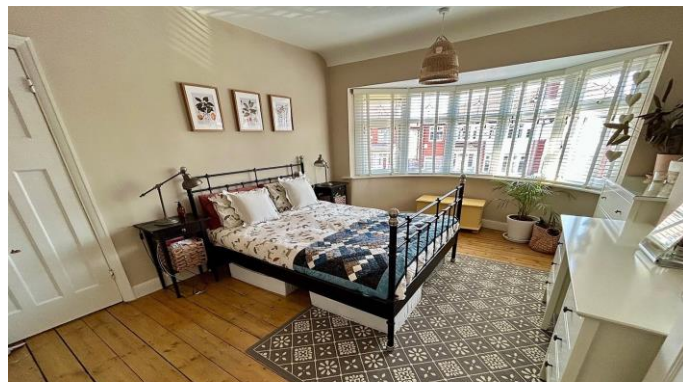
Internally the property boasts a welcoming entrance hallway with attractive stained glass windows, a spacious bay fronted living room with log burning stove and wooden flooring, rear dining with a feature fireplace and a further bay fronted french doors opening to the rear garden and a modern open plan newly installed kitchen with integrated appliances completes the ground floor.

To the first floor there are three good sized bedrooms, with both bedroom one and two offering bay windows. A three piece stylish bathroom suite serves all three bedrooms.

Externally to the front the property offers off road parking and an attractive frontage with mature plants. To the rear there is a delightful and generous private Westerly facing garden and detached garage.

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. Ofsted outstanding school within a 2 minute walk from the property.











DIRECTIONS

M19 1AF

COUNCIL TAX BAND

C

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

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?

No

SOURCES OF FLOODING

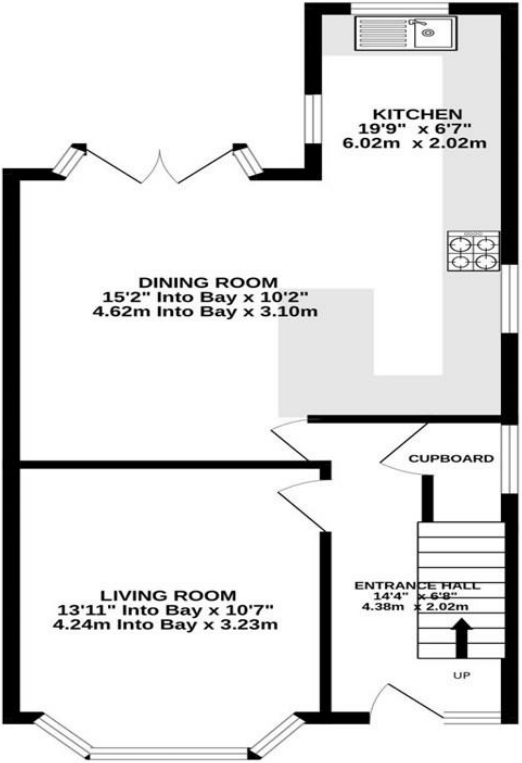
Groundwater

HAS PROPERTY BEEN FLOODED IN 5 YEARS

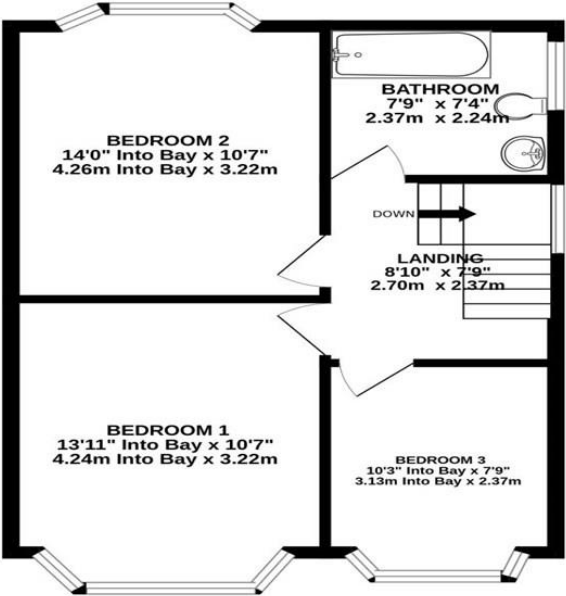
No

NOTICE Gascoigne Halman for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Gascoigne Halman has any authority to make or give any representation or warranty whatever in relation to this property.

GROUND FLOOR
511 sq.ft. (47.5 sq.m.) approx.



1ST FLOOR
487 sq.ft. (45.3 sq.m.) approx.



TOTAL FLOOR AREA : 999 sq.ft. (92.8 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
Made with Metropix ©2025



THE AREA'S LEADING ESTATE AGENCY

0161 445 7474 didsbury@gascoignehalman.co.uk
Elm House, 739 Wilmslow Road, Didsbury, Manchester, M20

6RN