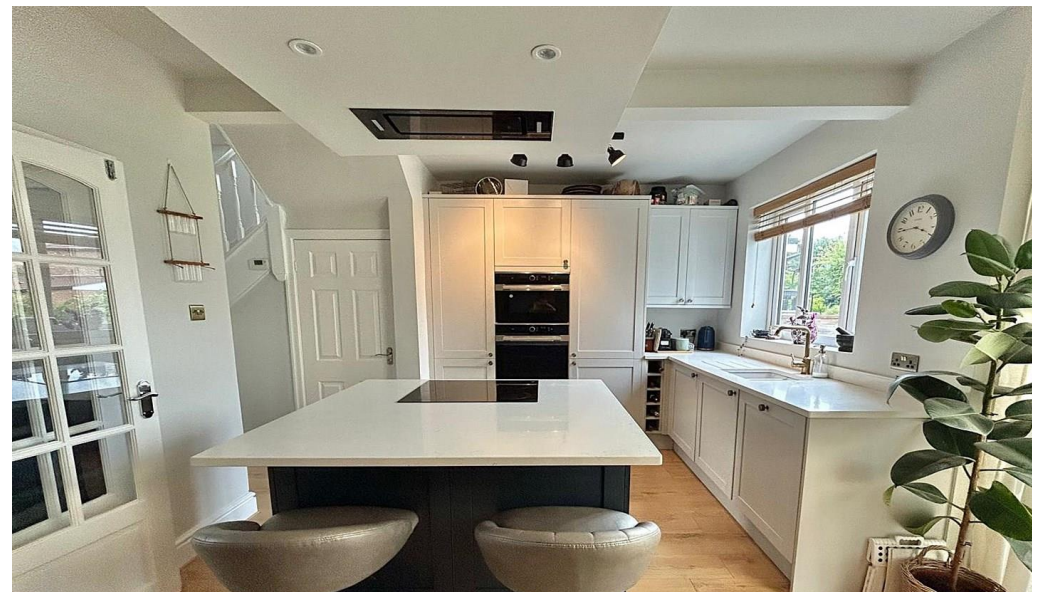




**GASCOIGNE
HALMAN**

Hurstfold Avenue, Burnage
£400,000.00

THE AREA'S LEADING ESTATE AGENCY



A superb and immaculately presented bay fronted three bedroom semi detached property located on a quiet but popular residential road. Having been tastefully modernised by the current owners to offer stylish and well-presented accommodation over two floors. Measuring 925 SQ FT with a stunning modern fitted dining Kitchen, separate bay fronted living room, conservatory, and a modern family bathroom. Garden frontage and a generous private rear garden. Offered to the market with No Vendor Chain.

Property details

- Well-presented and spacious semi detached family home
- Bay fronted living room, recently modernised dining kitchen and conservatory
- Three good sized bedrooms and a modern family bathroom
- Garden frontage and a large well maintained rear garden
- Close to local amenities, schools and transport links
- Offered to the market with no vendor chain



About this property

Internally the property comprises:- welcoming entrance hallway with storage cupboard under the stairs, a good sized bay fronted living room with feature fireplace, a stunning and spacious dining Kitchen with integrated appliances, breakfast bar, double doors leading to the conservatory with access to the beautiful rear garden.

To the first floor there are two large double bedrooms and a further single. A contemporary three piece family bathroom suite serves all three bedrooms.

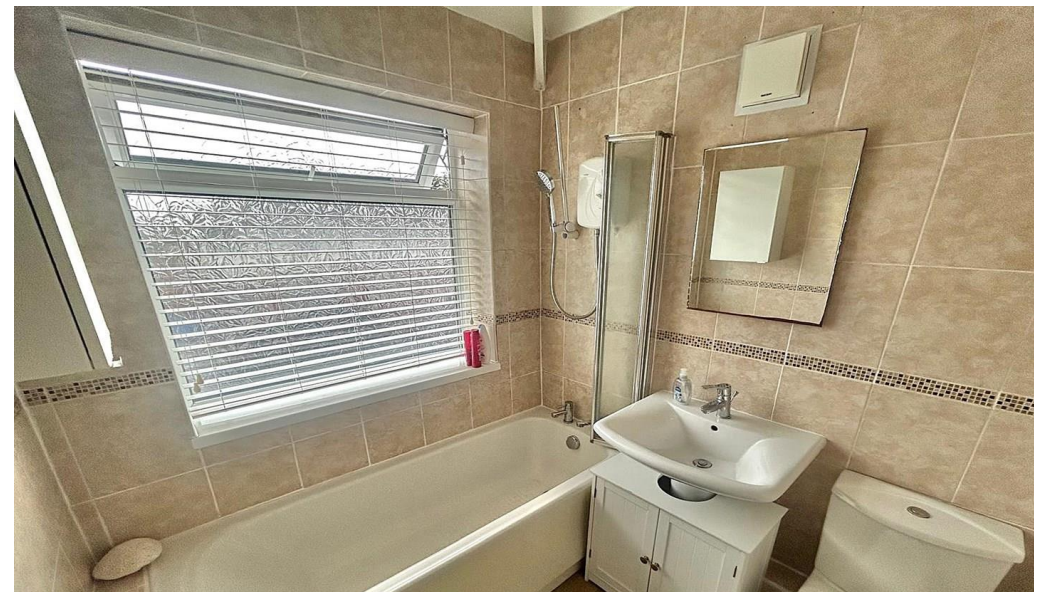
Externally there is a garden frontage and side access to a generous rear private garden with fenced boundaries, lawned area and decked patio perfect for al fresco dining.

Having recently undertaken modernisation by the current owners and is 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.









DIRECTIONS

M19 1RE

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.

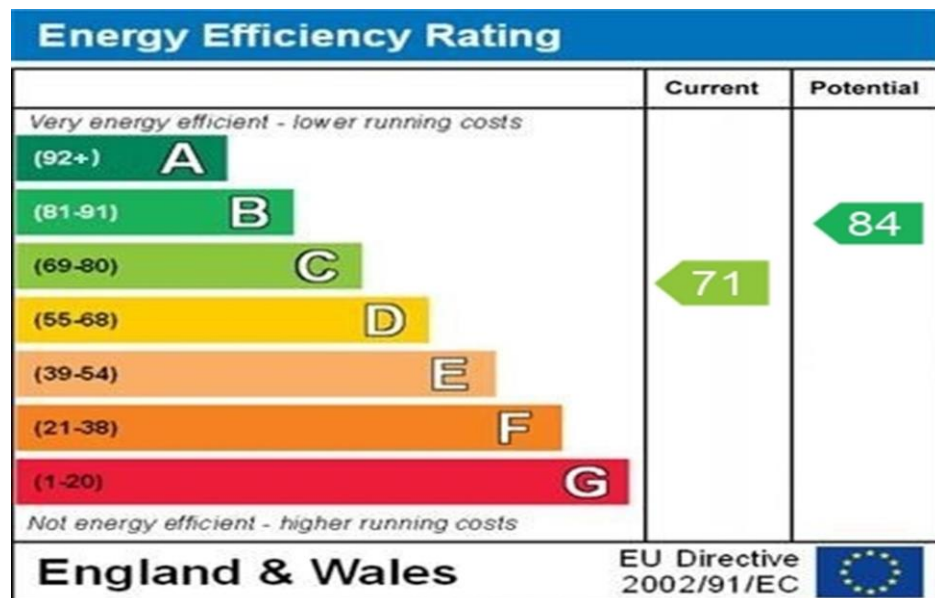
LOCAL AUTHORITY

Manchester City Council

VIEWING

Viewing strictly by appointment.

EFFICIENCY RATING



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

Fibre to the premises

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

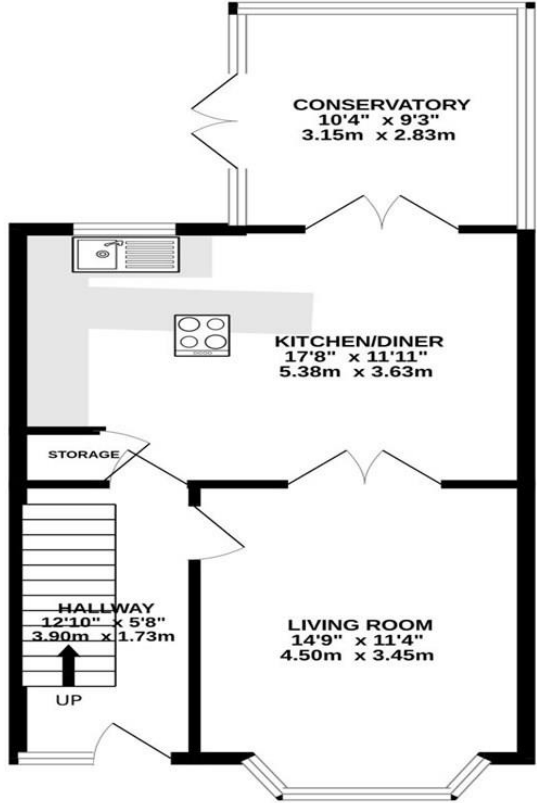
Ask Agent

HAS PROPERTY BEEN FLOODED IN 5 YEARS

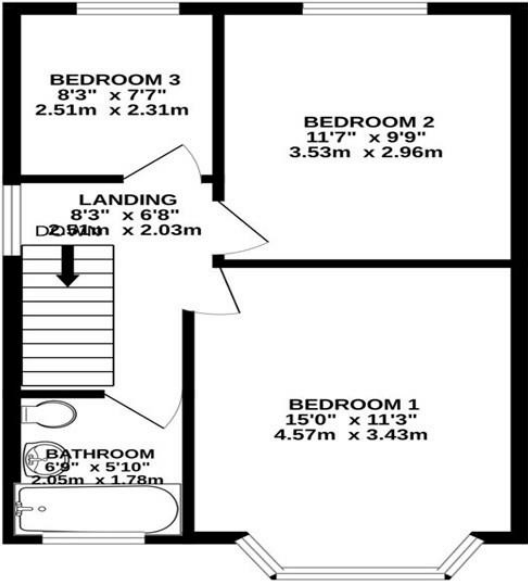
No

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. (47.4 sq.m.) approx.



1ST FLOOR
415 sq.ft. (38.5 sq.m.) approx.



TOTAL FLOOR AREA : 925 sq.ft. (86.0 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