



**GASCOIGNE
HALMAN**

Collingwood Road, Burnage
£400,000.00

THE AREA'S LEADING ESTATE AGENCY



A well-presented bay fronted period semi detached property boasting spacious accommodation throughout and located within a highly popular residential area. The property offers fantastic accommodation with three good sized double bedrooms, two large receptions room, off road parking for multiple vehicles and a good sized rear garden. Located close to excellent transport links and local amenities as well as being offered to the market with No Vendor Chain.

Property details

- A Well-Presented Period Semi Detached Property
- Measuring An Impressive 1019 SQFT
- Two Large Receptions Rooms and a Modern Fitted Kitchen
- Three Good Sized Double Bedrooms and a Three Piece Bathroom Suite
- Off Road Parking and a Well-Kept Rear Garden
- Close to Local Amenities and Excellent Transport Links
- Potential to Extend (STPP)
- Offered to the Market with No Vendor Chain



About this property

Internally the property comprises: welcoming entrance hallway with useful under stairs storage cupboards. A bay fronted living room with an attractive feature fireplace. A rear bay fronted large dining room and a modern fitted kitchen completes the ground floor.

To the first floor there are three good sized double bedrooms, the primary bedroom boasts a further bay fronted window whilst bedroom two is particularly large in size. A three piece bathroom suite serves all three bedrooms.

Externally to the front there is off road parking for multiple vehicles with a walled boundary. A secure gate provides access to the well-kept rear garden with fenced boundaries and a detached garage.

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 2AW

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

Ask Agent

PRIMARY ARRANGEMENT FOR SEWERAGE

Ask Agent

PRIMARY SOURCE OF ELECTRICITY

Ask Agent

PRIMARY SOURCE OF WATER

Ask Agent

BROADBAND CONNECTION

Ask Agent

ANY EASEMENTS, SERVITUDES OR WAYLEAVES?

Ask Agent

ARE THERE ANY RESTRICTIONS ASSOCIATED WITH THE PROPERTY

Ask Agent

THE EXISTENCE OF ANY PUBLIC OR PRIVATE RIGHT OF WAY?

Ask Agent

SOURCES OF FLOODING

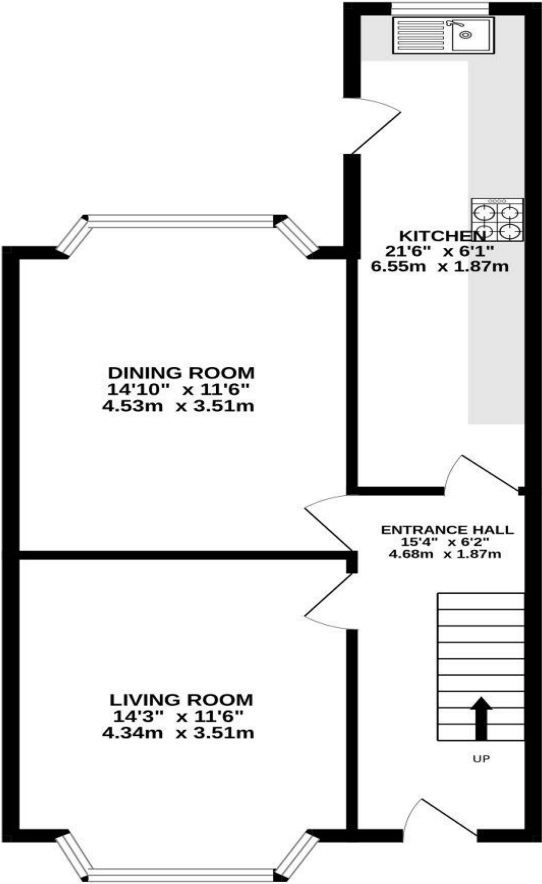
Ask Agent

HAS PROPERTY BEEN FLOODED IN 5 YEARS

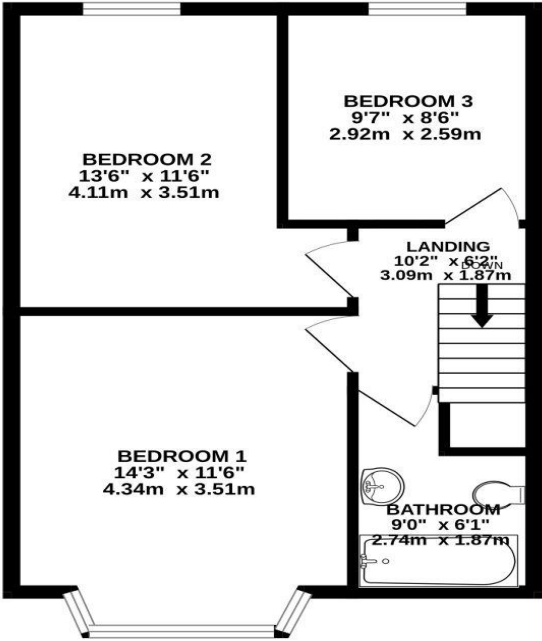
Ask Agent

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
548 sq.ft. (50.9 sq.m.) approx.



1ST FLOOR
471 sq.ft. (43.7 sq.m.) approx.



TOTAL FLOOR AREA : 1019 sq.ft. (94.7 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