



**GASCOIGNE
HALMAN**

14 Hurstfold Avenue, Burnage
£325,000.00

THE AREA'S LEADING ESTATE AGENCY



A well presented and light and airy extended three bedroom, bay fronted semi detached property. This property requires modernisation and is ideal for any buyer looking to extend (STPP) add value and their own stamp. located within a highly desirable residential area and situated only moments from Didsbury Village, local amenities and excellent transport links. Benefitting from a generous, rear Southerly facing garden and offered to the market with No Vendor Chain.

Property details

- An Extended Bay Fronted Semi Detached Property
- Requiring Modernisation but Offering Huge Potential to Extend (STPP)
- Located on a Popular Residential Road Close to Local Amenities and Excellent Transport Links
- Large Living/Dining Room and a Fitted Kitchen
- Three Good Sized Bedrooms and a Three Piece Shower Room
- Offered to the Market With No Vendor Chain
- Generous Southerly Facing Rear Garden
- Viewing Highly Recommended



About this property

In brief the accommodation comprises:- welcoming entrance hallway with useful under stairs W/C, a front to rear living/dining room which boasts a bay fronted window, 26.4 ft in length and views over the Southerly facing rear garden. A fitted extended kitchen with access to the rear garden completes the ground floor.

To the first floor there are three good sized bedrooms, the primary bedrooms benefits from a bay fronted window whilst a three piece shower room serves all three bedrooms.

Externally to the front there is ample on street parking, to the rear there is a generous, private Southerly facing garden which offers huge potential to extend (STPP).

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.

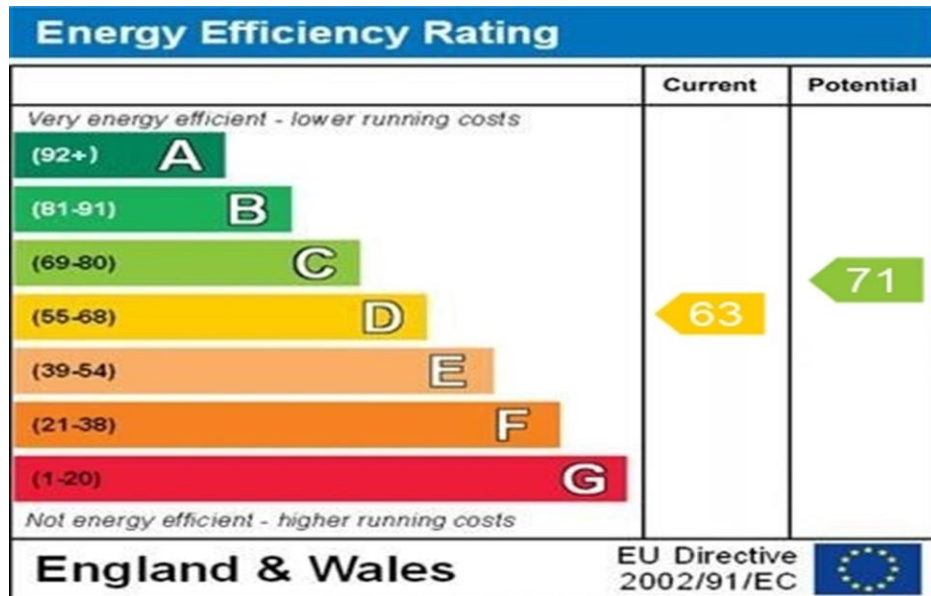
LOCAL AUTHORITY

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 cabinet

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

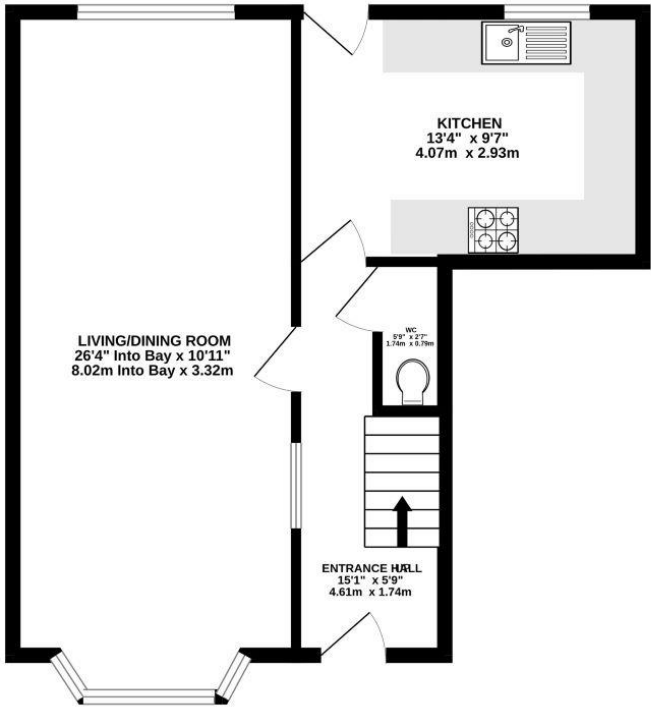
Ask Agent

HAS PROPERTY BEEN FLOODED IN 5 YEARS

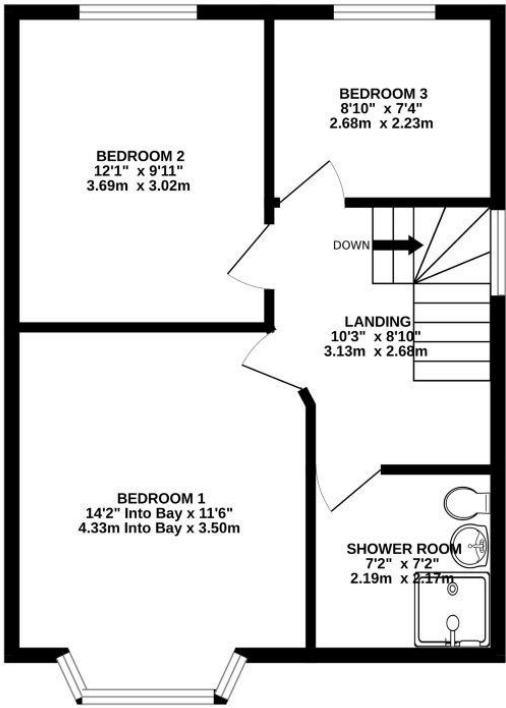
No

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GROUND FLOOR
494 sq.ft. (45.9 sq.m.) approx.



1ST FLOOR
472 sq.ft. (43.9 sq.m.) approx.



TOTAL FLOOR AREA : 966 sq.ft. (89.8 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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