



**GASCOIGNE
HALMAN**

Mauldeth Road, Burnage
£375,000.00

THE AREA'S LEADING ESTATE AGENCY



A spacious and well presented, bay fronted semi detached property which is located in a highly sought after and popular location. Only moments from reputable schooling, excellent transport links and local amenities, this property is ideal for a wide range of buyers. Boasting an immaculate finish throughout with off road parking to the front and a private Southerly facing garden to the rear.

Property details

- A Well Presented and Spacious Semi Detached Property
- Large Bay Fronted Living Room, Rear Dining Room and Modern Fitted Kitchen
- Three Good Sized Bedrooms and a Contemporary Four Piece Bathroom Suite
- Off Road Parking and a Private Southerly Facing Garden
- Close to Local Amenities, Reputable Schools and Excellent Transport Links
- Internal Viewing Highly Recommended



About this property

Internally the property comprises of; a welcoming entrance hallway, a bay fronted living room which opens to a rear dining room with an attractive, feature fireplace and french doors which lead to the rear garden. A modern fitted kitchen with further access to the rear garden and a useful under stairs storage cupboard, completes the ground floor.

To the first floor there are three good sized bedrooms, the primary bedroom is particularly large in size and a stylish four piece contemporary bathroom suite, serves all three bedrooms.

Externally to the front there is off road parking, a secure gate provides access to the private Southerly facing rear garden with a raised decking area which is ideal for entertaining and Al Fresco dining.

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 1AA

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.

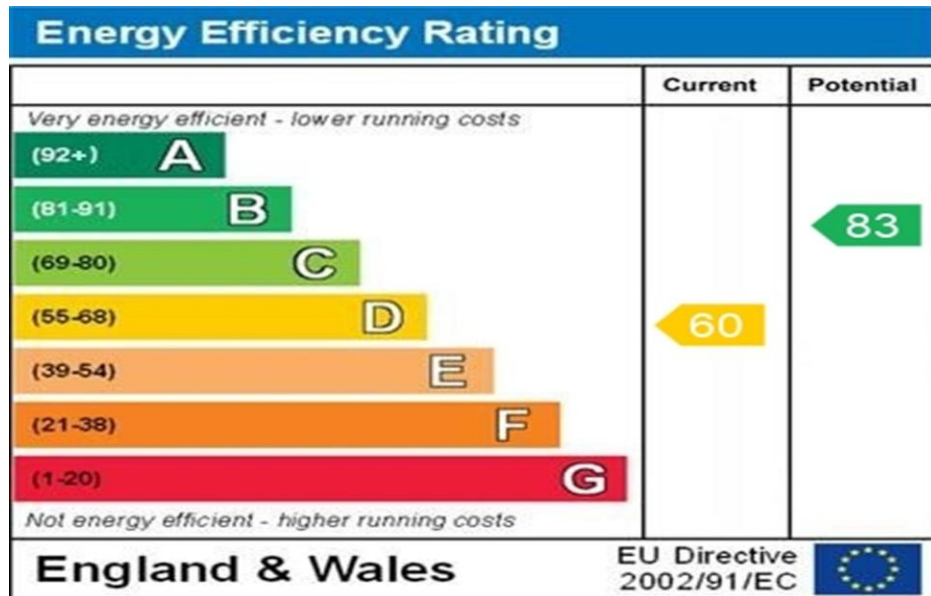
LOCAL AUTHORITY

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

Cable

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

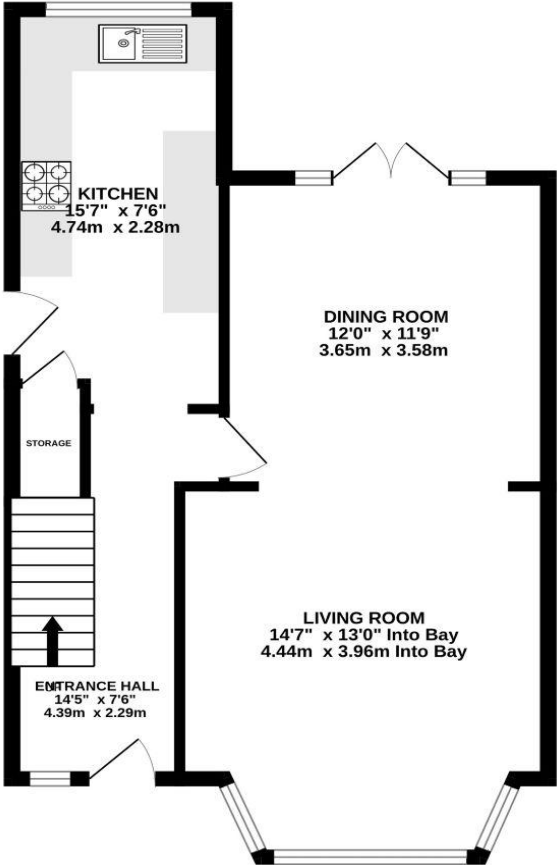
Ask Agent

HAS PROPERTY BEEN FLOODED IN 5 YEARS

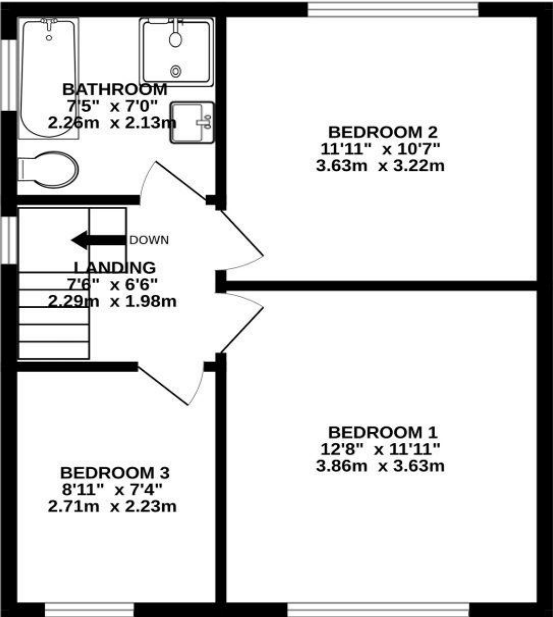
No

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GROUND FLOOR
521 sq.ft. (48.4 sq.m.) approx.



1ST FLOOR
444 sq.ft. (41.3 sq.m.) approx.





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