



23 Errwood Road
Burnage M19 2PN
£530,000

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This exceptionally spacious and stylish period semi-detached residence is well-screened from the road. The double-fronted house stands on the much sought-after tree-lined Errwood Road and it is well-placed for access to amenities, transport networks and schools for all age groups.

The house retains numerous attractive period features and it offers excellent accommodation which will suit the needs of larger families in particular: An entrance porch leads to a wide hallway with typical high ceilings, deep skirting boards and a wide, turning staircase. There is a formal sitting room with original fireplace and coved ceiling. To the opposite side is an impressive living room with bay window. The room opens to a stylish dining kitchen which features a range of integrated appliances and a central island. There is a utility room and a downstairs shower room/WC. The property also has the benefit of a large unconverted cellar which has two main chambers plus two storage rooms. The cellar offers good head height and it has external access: There is significant potential to create additional living space here if desired, subject to meeting the necessary regulations.

To the first floor is a landing with access to four well-proportioned bedrooms, a family bathroom/WC and a further WC. The second floor has a wide landing with access to eaves storage. There are two further well-proportioned bedrooms.

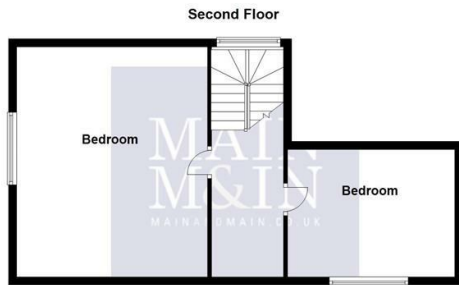
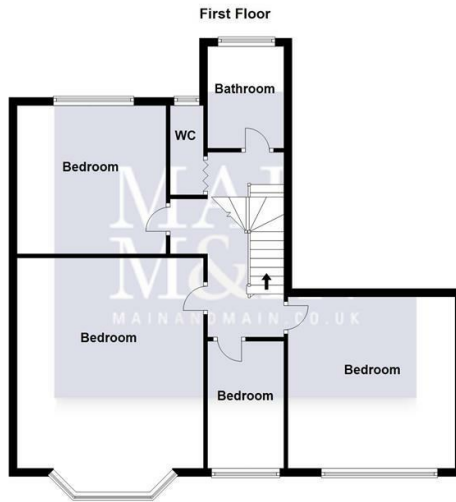
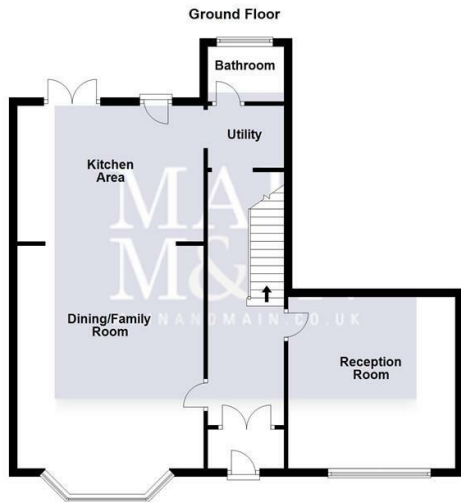
To the front of the house is a garden area with driveway providing off road parking space. To the rear is a lawned garden with a large brick-built store and decorative borders. There is a raised seating deck which is accessed from the French doors from the kitchen.

- Spacious Period Residence
- Six Bedrooms
- Two Reception Rooms
- Stylish Modern Kitchen
- Downstairs Shower Room/WC
- Family Bathroom
- Large Unconverted Cellar
- Driveway & Gardens

- Entrance Porch
- Entrance Hallway
19'2" max x 6'3"
- Sitting Room
13'10" x 13'5"
- Living Room
21'11" into bay x 14'10" opens to:
- Dining Kitchen
10'9" x 14'1"
- Utility Room
6'4" x 3'8"
- Downstairs Shower Room/WC
4'5" x 6'1"
- First Floor Landing
- Bedroom One
21'10" into bay x 15'3"
- Bedroom Two
14'4" x 13'8"
- Bedroom Three
11'3" x 11'7"
- Bedroom Four
10'4" x 6'4"
- Family Bathroom
8'2" x 6'3"
- Separate WC
- Second Floor Landing
- Bedroom Five
17'9" x 15'3"
- Bedroom Six
10'2" x 13'8"
- Cellar Main Chamber
21'7" max x 6'5"
- Rear Chamber
15'3" x 11'0"
- Store One
15'0" x 3'6"
- Store Two
15'3" x 3'6"
- Externally
Gardens to the front and rear with driveway alongside.
Raised covered deck/seating area to the rear. Brick built store.



Tenure: Freehold
Council Tax: Manchester E



For illustration purposes only, not to scale.
Plan produced using PlanUp.



To view this property call Main & Main on 0161 437 1338

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England & Wales	
EU Directive 2002/91/EC	
Not environmentally friendly - higher CO2 emissions	G (1-20)
	F (21-30)
	E (30-40)
	D (40-50)
	C (50-60)
	B (60-80)
	A (81-91)
Very environmentally friendly - lower CO2 emissions	(92 plus) A
Current	79
Potential	

England & Wales	
EU Directive 2002/91/EC	
Not energy efficient - higher running costs	G (1-20)
	F (21-30)
	E (30-40)
	D (40-50)
	C (50-60)
	B (60-80)
	A (81-91)
Very energy efficient - lower running costs	(92 plus) A
Current	53
Potential	79

Special Note - The price is correct at the time of going to print, we advise customers to enquire the price of specific properties prior to viewing. We reserve the right to amend/improve the specification at any time. Any special offer relating is offered at the asking price stated and is subject to terms and conditions.
 NB - The services, appliances and heating systems have not been tested and therefore no warranty can be given or implied as to their working order. They should therefore be verified on survey by any prospective purchaser. All measurements are approximate.
 Tenure - To be confirmed with a solicitor at point of sale.
 Call Monitoring System - Please note that all our calls are recorded for monitoring and training purposes.

