



jordan fishwick

17 Blackthorn Avenue, M19 1FT
Offers Over £275,000



Blackthorn Avenue Burnage M19 1FT

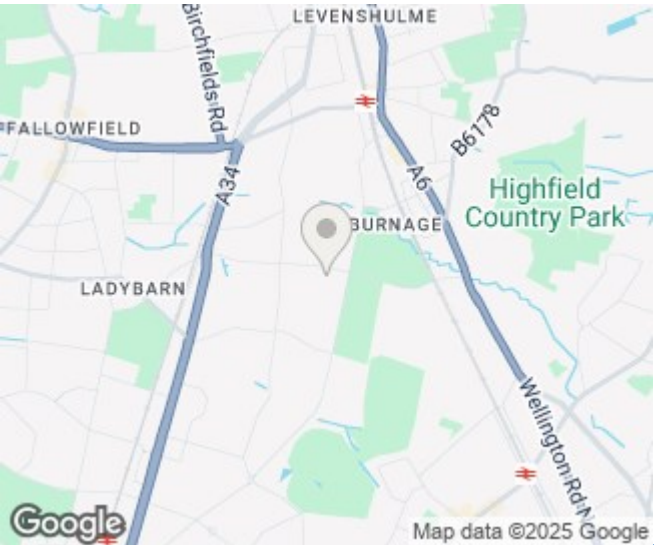
Offers Over £275,000



A traditional, three bedroom, semi detached property offering fantastic potential, with a generous plot and a great location, forming part of a small cul-de-sac overlooking a circular green at the front. The living space requires an element of modernisation, but does benefit from uPVC double glazed windows and gas central heating. In outline, Entrance hall, lounge, separate dining room, kitchen and storage cupboards on the ground floor, with the first floor providing three bedrooms, bathroom and separate WC. The property enjoys gardens to three sides and a stone chipped driveway to the front. The property could be comfortably extended, subject to the required consent. *No Onward Chain*



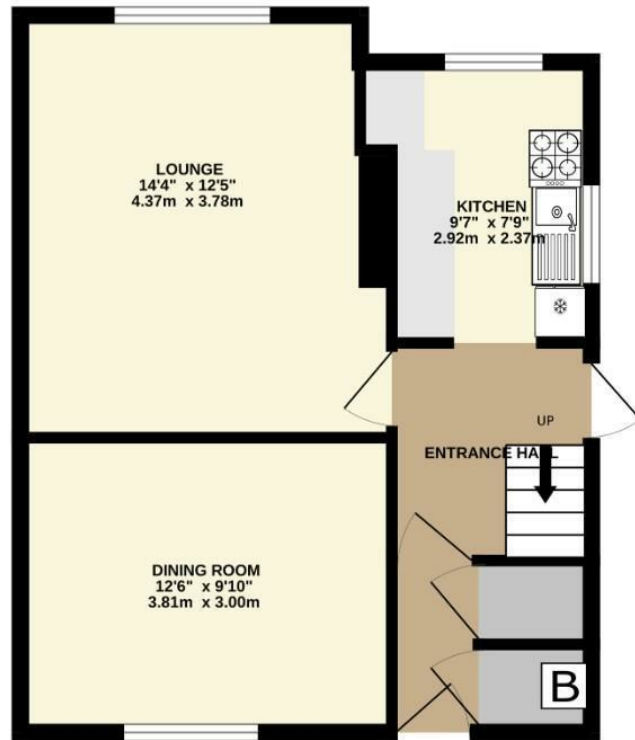
- Traditional semi detached
- Fantastic potential
- Generous plot
- Gardens to three sides & driveway
- Three bedrooms
- Two separate receptions
- uPVC double glazing
- Gas central heating
- Cul-de-sac location
- No onward chain



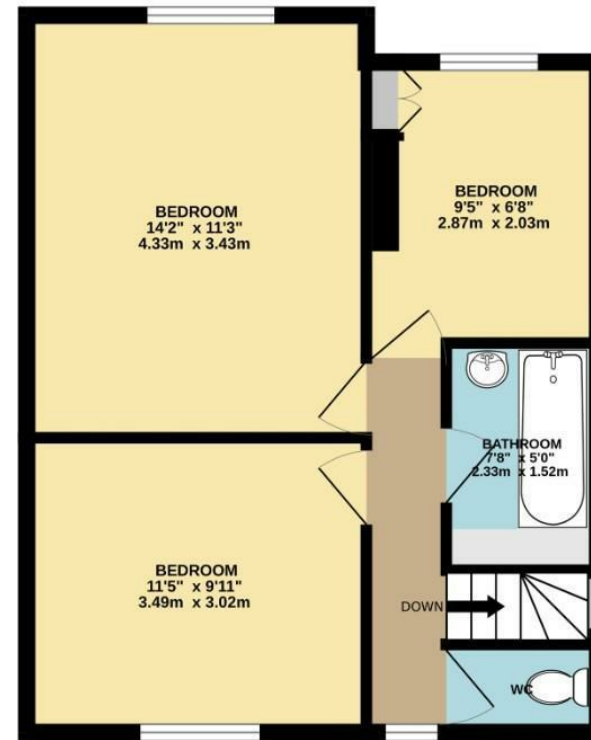
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



GROUND FLOOR
448 sq.ft. (41.6 sq.m.) approx.



1ST FLOOR
448 sq.ft. (41.6 sq.m.) approx.



TOTAL FLOOR AREA: 896 sq.ft. (83.2 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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