



34 Shawbrook Road, Burnage, Manchester M19 1DN

JohnMellor



A most attractive three bedroom semi detached family home situated in a well established residential area and extremely convenient for local amenities catering for most of the everyday wants and needs together with a selection of schools or all ages. In addition for the commuter Mauldeth Road, Burnage and Levenshulme train stations are a 0.6,1.1 and 1.2 mile walk away. Easy access to motorway networks and bus services. The bright and airy accommodation is in need of updating but all the ingredients are there for a purchaser to carry out improvements to their own tastes and requirements. A new gas central heating combination boiler was installed in 2018 and there is upvc double glazing.

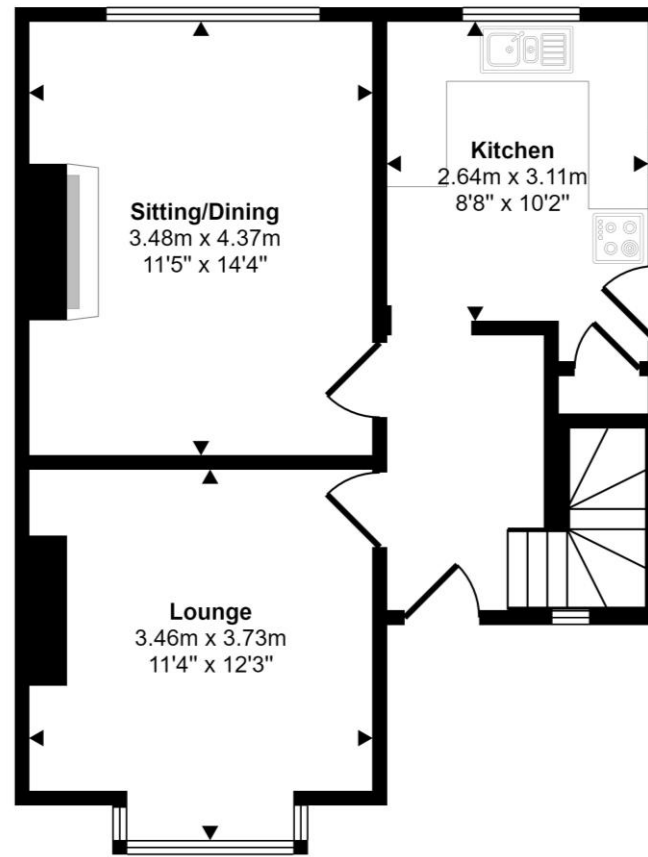


Rooms include a hall, two excellent reception rooms, a kitchen and stairs from the hall lead to the first floor where the three bedrooms and the shower room will be found. There is a driveway to the front and garden areas to both the front and the rear, the rear of which is south facing. The property is leasehold for the remainder of a 999 year period from August 1927 and with a ground rent of £6.50 per annum. Council tax band C. No chain involved!

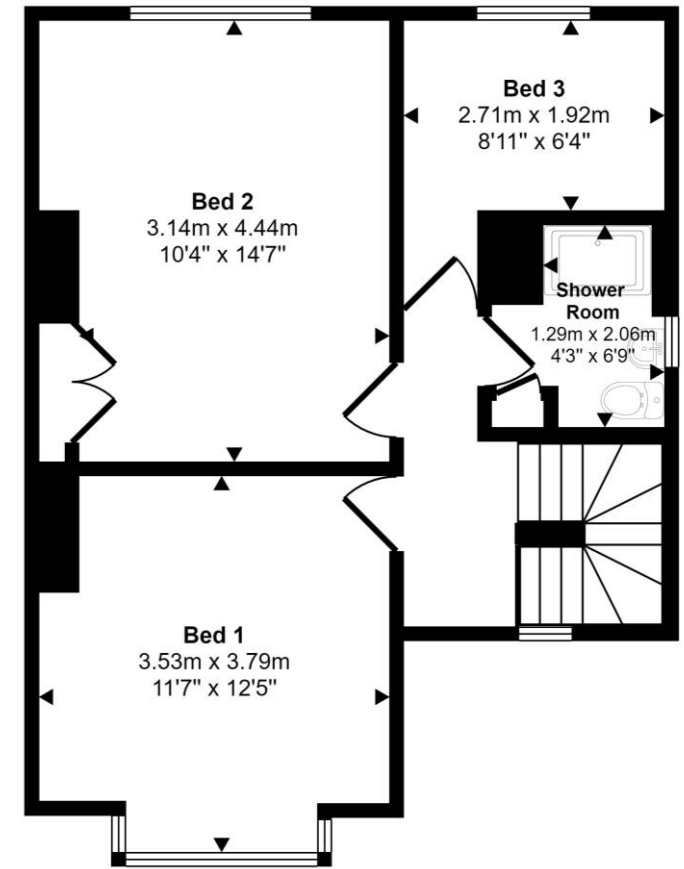


Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Approx Gross Internal Area
91 sq m / 977 sq ft



Ground Floor
Approx 45 sq m / 480 sq ft



First Floor
Approx 46 sq m / 496 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.