

179 Burnage Lane, Burnage, Manchester, M19 1FE



**JP&Brimelow**  
ESTATE AGENTS



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\*\*\*VIDEO TOUR AVAILABLE\*\*\* A well-presented & tastefully extended FOUR BEDROOM, box bay fronted semi-detached property positioned on a highly popular residential Road in a central position here in Burnage.

Within walking distance to Burnage Lane shops and Kingsway at the bottom of the road offering access to the A34 and motorway network. Mauldeth Road train station is nearby, providing access into the city centre and Manchester International Airport.

This well-planned accommodation comprises a reception entrance hallway, downstairs W.C, a lounge with a box bay window to the front aspect, an open plan fitted kitchen/family room with a breakfast island, opening to an extended dining room with access out to a raised decked patio terrace, a utility room to the ground floor.

To the first floor there is a landing leading to three bedrooms, and a white two-piece family bathroom with a separate W.C.

Whilst the second-floor landing leading to an impressive master suite benefitting from an en-suite three-piece bathroom and useful storage into eaves.

The property benefits from a driveway providing off-road parking, high ceilings with ceiling coving, fireplaces, gas-fired central heating, and a rear enclosed lawned garden with a timber storage shed.

Further bus routes can be found on Kingsway and Burnage Lane, linking you to Stockport and East Didsbury. Cringle playing fields are a ten-minute walk away, offering open space, with several primary and secondary schools nearby.

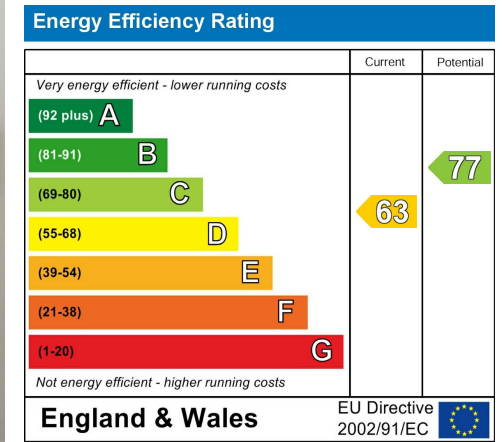
OFFERED WITH NO VENDOR CHAIN.

£425,000

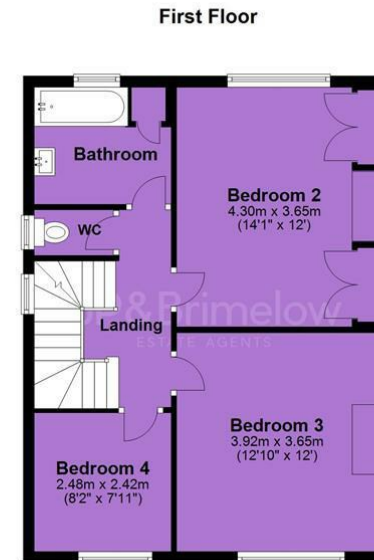
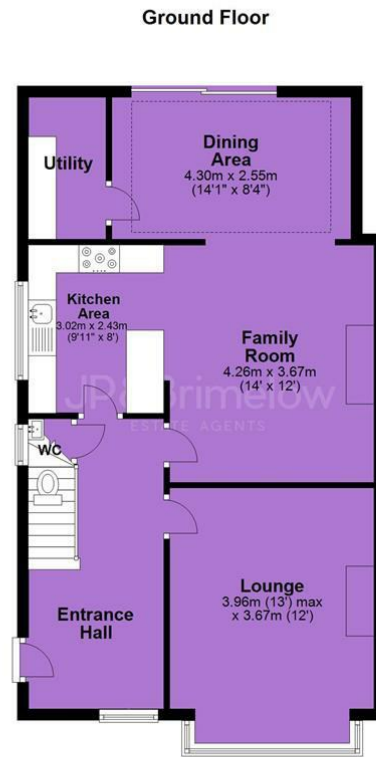




## EPC Chart



Tenure: Freehold Council Tax Band: C



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