

33a Lindsay Road, Burnage, Manchester, M19 2JE

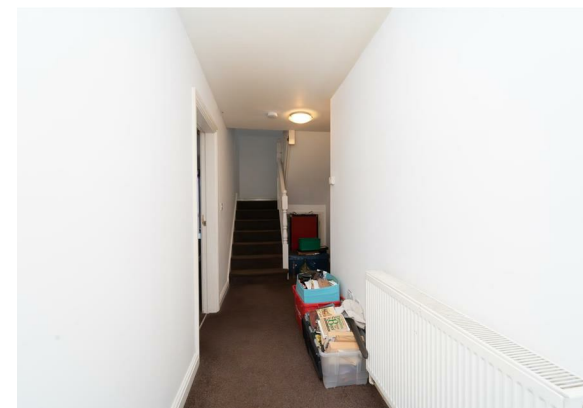


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Offers In The Region Of £375,000

4 2 2 C

VIDEO TOUR AVAILABLE A delightful and well kept, FOUR BEDROOM, semi detached property. Situated in an ideal location with fantastic transport links close by giving you access into Manchester City centre, Cringle Park and Highfield Country Park are a short drive away. In brief the accommodation consists of an entrance hall which allows access into the useful garage, to the front aspect there is a fitted kitchen which leads through to the lounge area, where access via patio doors leads into the rear enclosed garden. A W.C and separate utility room complete the ground floor. To the first floor the landing reveals two good sized bedrooms, a dining room and a white three-piece bathroom suite complete with underfloor heating. Additionally, the second floor reveals a white three-piece bathroom suite and two further bedrooms, one benefitting from useful eaves storage. The property benefits from gas fired central heating, a driveway providing off road parking and a rear enclosed garden.



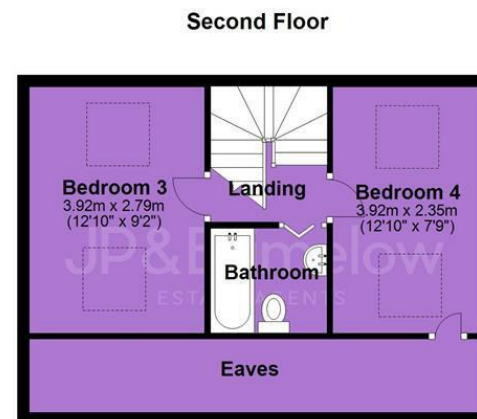
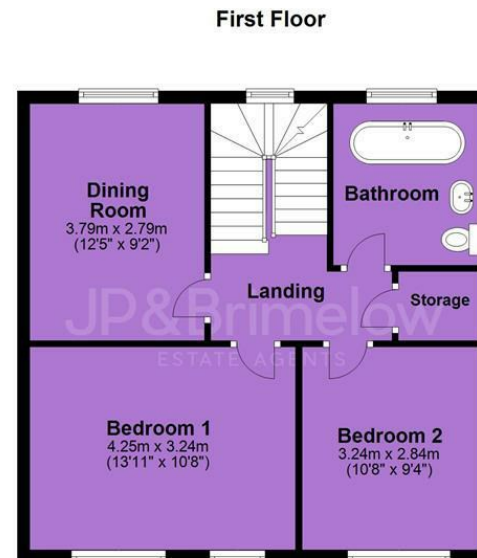


EPC Chart

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C	71	
(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 	



Tenure: **Freehold** Council Tax Band: **C**



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