



Mauldeth Road, Burnage, Manchester, M19

Guide Price: £415,000

Leasehold

Mauldeth Road, Burnage, Manchester, M19

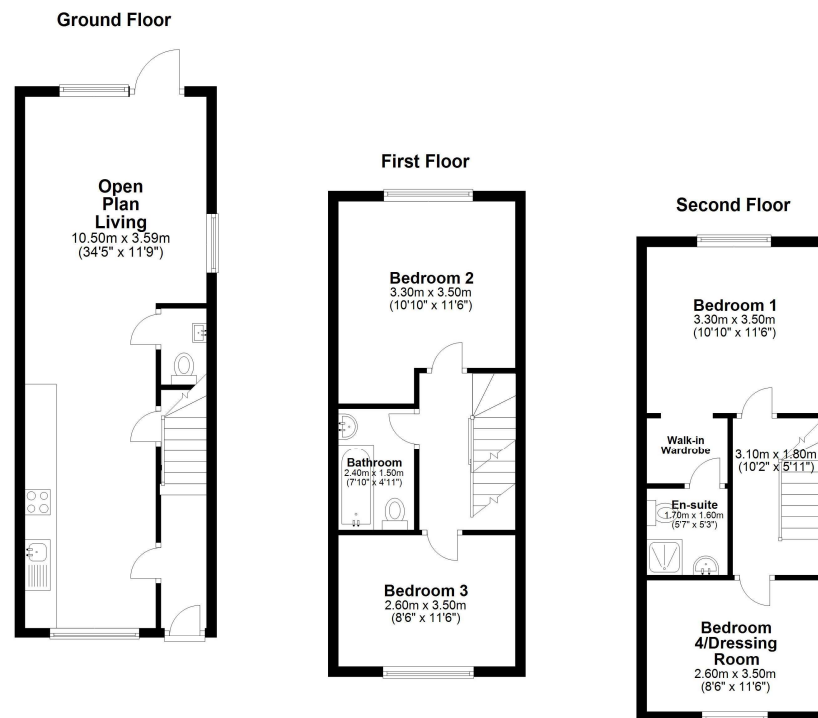
A stunning modern Semi Detached FAMILY HOME ideally positioned close to Heaton Moor and Didsbury, zoned for outstanding schools and perfectly located close to transport links. Offering living accommodation over three floors this immaculate family home is a MUST VIEW to avoid disappointment.

The accommodation is set over three floors and comprises; A spacious entrance hall, open plan family living. There is a modern kitchen fitted with a range of base and eye level units with roll top work surfaces and integral appliances, the kitchen is open to the dining/ living space where there is ample room for dining table and chairs as well as living furniture, patio doors lead to the rear garden. There is also a downstairs WC.

The first floor reveals two double bedrooms and contemporary fitted family bathroom whilst the second floor offers the main double room with walk in wardrobe and en-suite bathroom and a further bedroom which is currently used as a dressing room.

Externally there is a driveway to the front with off road parking whilst the rear offers an enclosed garden with artificial lawn and paved patio area.

- Leasehold – 250 years from Jan 2018
- EPC Grade B
- Council Tax Band E







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	87	88
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.