



880 Burnage Lane, Burnage, Manchester, M19 1RS

Price Guide £440,000

- Much Extended Semi Detached Home
- Large Enclosed Rear Garden
- Convenient for Metro Station
- Four/Five Bedrooms
- Extended Kitchen
- Family Bathroom and a Wet Room
- Spacious Lounge/Dining Room with Dual Aspect

880 Burnage Lane, Manchester M19 1RS

Much Extended Accommodation. Spacious Accommodation. Five Bedrooms - Four Bedrooms Upstairs and a Ground Floor Bedroom. Family Bathroom to 1st Floor. Wet Room to Ground Floor. Good Sized Dual Aspect Lounge/Dining Room. Extended Kitchen. Large Enclosed Rear Garden. Off Road Parking to the Front. Close To East Didsbury Metro Station



Council Tax Band: D



Situated on the ever popular location of Burnage Lane, being within walking distance to the Metro Station is our clients extending semi detached family home. The double side extension provides a ground floor annex that could be used as a fifth bedroom with wet room adjoining, or an extra reception. Briefly comprising: Entrance porch, hallway, dual aspect lounge/dining room with sliding doors opening onto the rear garden, the aforementioned room to the extension offering a range of uses, wet room and the extended kitchen. Upstairs are four bedrooms, a bathroom with separate wc. Outside to the front is off road parking and to the rear is a good sized enclosed garden which is predominantly lawned with patio abutting the property.

PORCH

Double glazed porch, tiled look, door and side windows to hallway

HALLWAY

Stairs to first floor, central heating radiator, doors to lounge, kitchen and extension room. Laminated floor

LOUNGE/DINING ROOM

27'5" x 11'1"

Maximum measurements.

Dual aspect through room, double glazed bay window to the front elevation, double glazed window and sliding door to rear garden, feature hole in the wall living flame gas fires to both chimney breasts. Two central heating radiators

ANNEX/BEDROOM FIVE

14'0" x 8'11"

Flexible room offering a multitude of uses.

Double glazed window to the front elevation, central heating radiator, laminated flooring, door to wet room

WET ROOM

Low level WC, pedestal wash hand basin. Mira shower. Tiled splash backs, tiled

floor, double glazed window with obscure glass to the rear elevation chrome heated towel radiator

KITCHEN

20'0" x 6'11"

Extended kitchen with a range of units comprising: Double drainer stainless steel sink unit with mixer tap, cupboards below, further base, drawer and eye level units. Delonghi range with five ring gas hob, double oven below. Chimney style cooker hood over. Plumbed and access for an automatic washing machine and a dishwasher. Central heating radiator, work surfaces with tiled splash backs. Double glazed window to the rear elevation, tiled floor. Wall mounted Worcester boiler. Door to rear porch

REAR PORCH

Door to garden

FIRST FLOOR

STAIRS and LANDING

Doors to all rooms

BEDROOM ONE

12'4" x 11'1"

Plus bay window.

Double glazed bay window to the front elevation, central heating radiator

BEDROOM TWO

12'2" x 11'1"

Double glazed window overlooking the rear garden, central heating radiator

BEDROOM THREE

15'5" x 9'1"

Dual aspect room with double glazed windows to both the front and rear elevation, central heating radiator, fitted wardrobe.

BEDROOM FOUR

7'1" x 6'9"

Good sized single bedroom. Double glazed window to the front elevation, central heating radiator.

BATHROOM

Two piece suite comprising: Panelled bath with mixer hand held shower from tap, pedestal wash hand basin with mixer tap. Tiled splash backs. Double glazed window with obscure glass, central heating radiator, built in airing cupboard

SEPARATE WC

Low level WC. Partly tiled walls, double glazed window with obscure glass

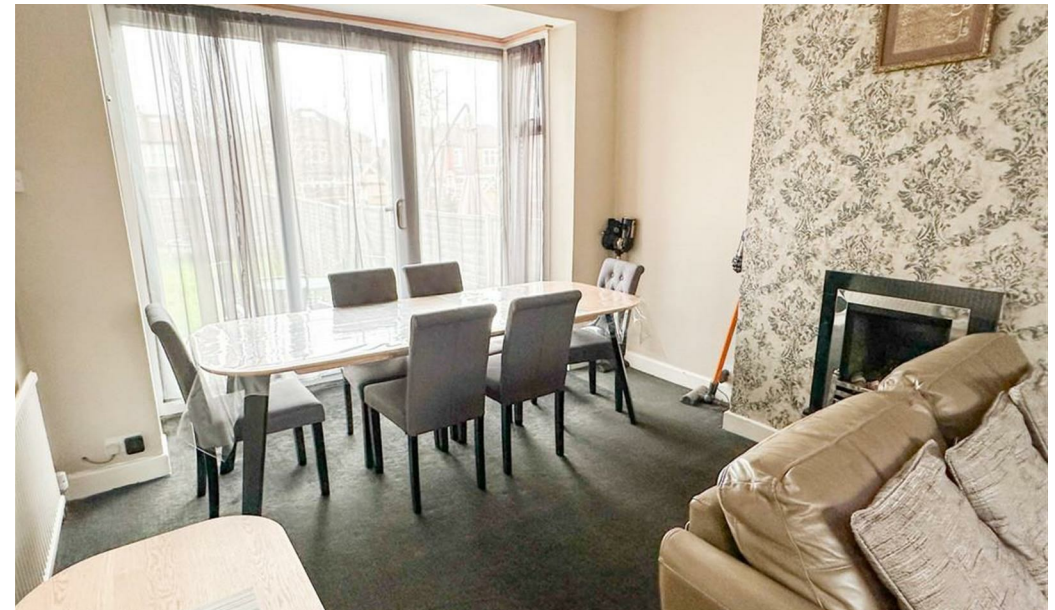
OUTSIDE

FRONT GARDEN

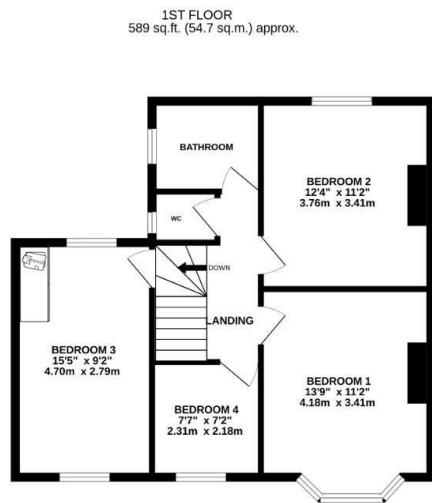
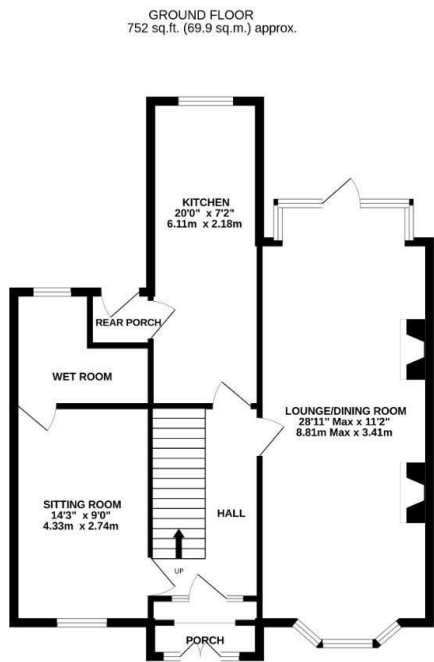
Driveway providing off road parking. Gate to rear garden

REAR GARDEN

Good sized enclosed rear garden. Predominantly lawned, patio area abutting the property, fenced boundaries, outside tap







TOTAL FLOOR AREA: 1341 sq.ft. (124.6 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Directions

Viewings

Viewings by arrangement only. Call 0161 432 0432 to make an appointment.

Council Tax Band

D

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		80
(69-80) C	63	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	