



## 669 Burnage Lane, Burnage, Manchester, M19 1RR

Guide Price £300,000

- Well Presented Bungalow
- Contemporary Style Shower Room
- Pleasant Gardens to both the Front and Rear
- Convenient Location
- Modern Fitted Kitchen with a Range of Units
- Large Double Glazed Conservatory
- Detached Garage and Parking
- No Vendor Chain



# 669 Burnage Lane, Manchester M19 1RR

Well Presented Bungalow. Two Bedrooms. Modern Fitted Kitchen. Contemporary Style Shower Room. Pleasant Gardens to both the Front and Rear. Detached Garage and Parking. Large Conservatory. No Vendor Chain. Must Be Viewed



Council Tax Band: C



Joules are delighted to bring to the market this delightful two bedroom bungalow, set back from the road the well presented accommodation is briefly comprises: Entrance hall, lounge with box bay window and feature fireplace, large double glazed conservatory, two bedrooms, the main bedroom with fitted wardrobes, fitted kitchen with a range of modern units and a refitted shower room with modern suite.

Outside there are pleasant gardens to both the front and rear with astro turf lawns and well stocked mature borders.

There is also a detached garage which is accessed via Kentstone Avenue with access into the back garden.

Well positioned to provide easy access to the A34 Kingsway and M60 motorway. East Didsbury Metro Station is within walking distance and Manchester Airport is approximately 25 minutes drive away. Heaton Mersey Common is a short stroll away with over 11 acres of woodland walks.

Offered with no vendor chain and ready to move into this property is definitely worth a look!

## Accommodation

### Entrance

Canopied entrance to double glazed door and side panel

### Entrance Hall

Central heating radiator, doors to lounge and kitchen

### Lounge

16'2" x 12'2"

Double glazed box bay window overlooking the front garden, central heating radiator, feature fireplace housing coal effect electric fire. Door to inner hall

### Kitchen

11'0" x 7'2"

Modern kitchen with a range of fitted units comprising: Single drainer stainless steel sink unit with mixer tap, cupboard below, further base, drawer and eye level units. Built in Cooke & Lewis hob with stainless steel chimney style extractor over. Hotpoint double oven and grill. Recess for a fridge/freezer, plumbed for an automatic washing machine. Wall mounted Worcester boiler concealed within unit. Work surfaces with tiled splashbacks. Double glazed window and door to the side elevation. Central heating radiator. Built in storage cupboard with shelving.

### Inner Hall

6'1" x 3'7"

Large built in storage cupboard with shelving. doors to both bedrooms and shower room

### Bedroom One

15'2" x 9'1"

Principle bedroom. Large built in floor to ceiling double wardrobe with mirror fronted sliding doors housing clothes hanging rails and shelving. Double glazed window to the conservatory, central heating radiator

### Bedroom Two

10'2" x 8'7"

Double glazed sliding doors to conservatory, central heating radiator

### Shower Room

Refitted shower room with contemporary style three piece suite comprising: Quadrant shower cubicle, combined vanity unit toilet suite with low level WC, wash hand basin with waterfall mixer tap and cupboard below. Matching wall mounted bathroom cabinet. Fully tiled walls, chrome heated towel radiator. Double glazed window with obscure glass to the side elevation.



## Conservatory

16'7" x 10'3"

Spacious brick based double glazed conservatory. wall light points, central heating radiator, double doors opening onto the rear garden

## Outside

### Front Garden

Astro turfed lawn surrounded by pleasant mature and well stocked borders, gate to the side elevation

### Side

Pathway around the side of the property with gates to both the front and rear gardens. Outside tap

### Rear Garden

Fully enclosed rear garden with astro turfed lawn. Numbers mature plants and shrubs to borders, fenced boundaries. patio area and pathways. Access to the garage

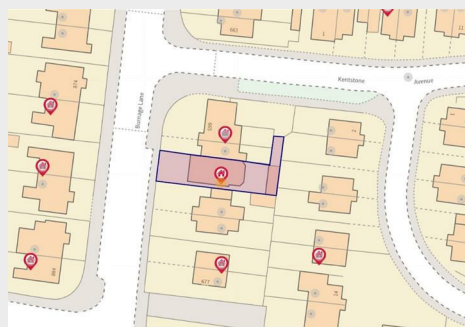
### Garage

21'9" x 8'0"

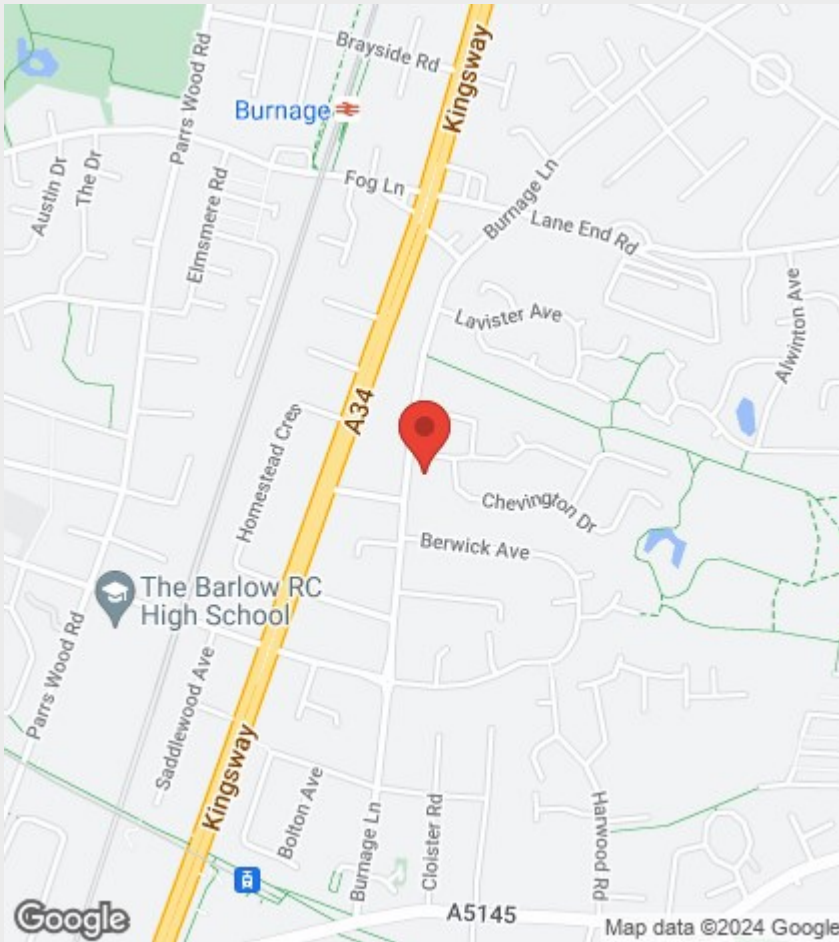
Detached garage, double timber vehicle access doors, courtesy door to garden, window to side, power and light. Parking slot in front of garage, accessed from Kentstone Avenue.











## Directions

## Viewings

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

## EPC Rating:

C

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

