



11 Western Circle, Burnage, Manchester, M19 1LU

Guide Price £280,000

- Set In Substantial Plot
- Two Separate Reception Rooms
- Must Be Viewed
- Three Bedrooms/Fitted Principle Bedroom
- Large Lawned Gardens to Front and Rear
- NO VENDOR CHAIN
- Two Piece Bathroom with Separate WC
- Long Driveway providing Plenty Off Road Parking

11 Western Circle, Manchester M19 1LU

Good Sized Family Home situated in Substantial Plot. Main bedroom with Fitted Furniture. Two Separate Receptions. In Need of Some Attention. Long Driveway Providing Plenty Off Road Parking. Large Lawned Gardens to the front and Rear. Two Piece Bathroom and Separate WC. Double Glazing and Gas Central Heating. NO VENDOR CHAIN.

 3  1  2  D

Council Tax Band: A



Entrance
Canopied double glazed entrance door to hallway

Entrance Hall
Turned staircase with open balustrades to the first floor, doors to lounge, dining room and kitchen, central heating radiator.
Further door to handy understairs storage cupboard, double glazed window with obscure glass, meters.

Lounge
12'2" x 9'2"into bay
Max measurements.
Double glazed bay window overlooking the front garden, central heating radiator, picture rails

Living Room
13'3" x 13'6" to 12'1"
Maximum measurements
Double glazed window overlooking the rear garden, central heating radiator, wall mounted gas fire, ceiling coving

Kitchen
11'5" to 8'8" x 10'2"
Kitchen comprising: Single drainer stainless steel sink unit with mixer tap, cupboards below, further base, drawer and eye level units. Slot in electric cooker with extractor hood over. Work surfaces with tiled splashbacks. Central heating radiator, double glazed window and door to the rear garden

First Floor

Stairs and Landing
Turned staircase to first floor, double glazed window to half landing. Open balustrades to stairwell. Doors to all first floor rooms, loft access hatch

Bedroom One
12'1" x 11'8" (into robes)
Maximum measurements into robes.

Principle bedroom with a range of modern fitted robes housing clothes hanging rails and shelving. Within the chimney breast and behind the wardrobe doors is a cast iron fireplace. Chest of drawers unit. Central heating radiator, picture rails, double glazed window to the front elevation

Bedroom Two
10'2" x 10'6" to 8'4"
Maximum measurements including door recess.
Double glazed window overlooking the rear garden, picture rails, central heating radiator

Bedroom Three
10'2" x 9'1" to 8'3"
Maximum measurements.
Double glazed window overlooking the rear garden, central heating radiator, built in cupboard housing boiler

Outside

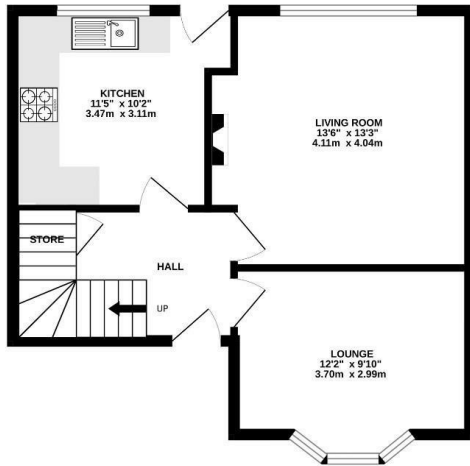
Front and Side
Sitting in a larger than average plot being predominantly lawned garden with block paved pathway to the entrance door and extensive block paved driveway providing off road parking for a number of vehicles. Plants and shrubs to borders. Fenced boundaries. Access around the side of the property to the rear garden

Rear Garden
Enclosed rear garden being predominantly lawned, plants and shrubs to borders, garden shed, fenced boundaries. Outside tap

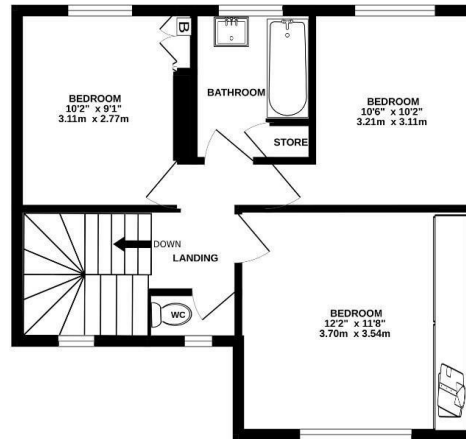
Bathroom
White two piece bathroom suite comprising: Panelled bath with Triton shower over, pedestal wash hand basin, fully tiled walls, double glazed window with obscure glass to the rear elevation, shaver point, central heating radiator, cupboard housing cylinder. Panelled ceiling with downlights

PLEASE NOTE
This property is currently going through probate

GROUND FLOOR
462 sq.ft. (42.9 sq.m.) approx.

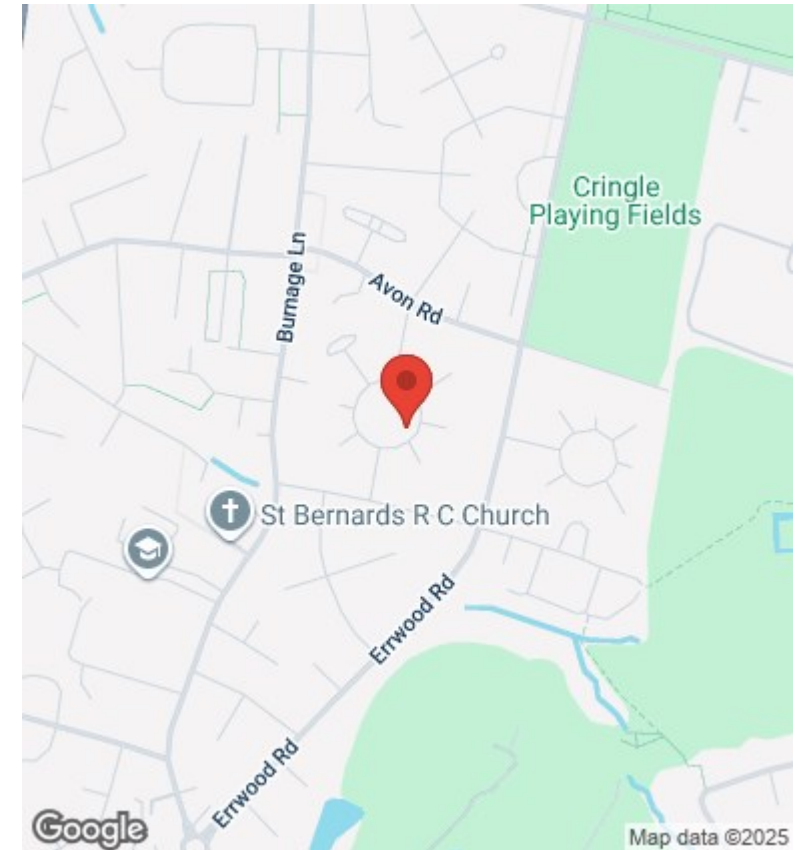


1ST FLOOR
453 sq.ft. (42.1 sq.m.) approx.



TOTAL FLOOR AREA: 915 sq.ft. (85.0 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

A

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC