



7 Pearn Avenue, Burnage, Manchester, M19 1FQ

Guide Price £350,000

- Deceptively Spacious Traditional Semi
- Modern Refitted Dining Kitchen
- Enclosed Rear Garden
- Walking Distance to Regarded Schools
- Three Good Sized Bedrooms
- Attractively Fitted Bathroom
- Electric Car Charger
- Sought After/Cul-De-Sac Location

# 7 Pearn Avenue, Manchester M19 1FQ

Well Presented and Deceptively Spacious Traditional Semi. Modern Fitted Dining Kitchen, Lounge with Original Feature Open Fire. Refitted Bathroom. Three Good sized Bedrooms. EV Charging Point. Enclosed Good Sized Rear Garden. Well Regarded Schools within Walking Distance. Cul-De-Sac Location. MUST BE VIEWED !



Council Tax Band: C



## A Home With a Hug

Joules are privileged to bring to the market this delightful and deceptively spacious family home. You may sense upon entering this house that the current vendors have created a wonderfully happy home which is well loved and offers super cosy living accommodation.

Briefly comprising: Entrance hall, lounge with original fireplace and open fire, dining kitchen with dining and sitting area along with a modern fitted integrated kitchen. Venturing upstairs to the first floor you will find three good sized bedrooms and a well presented refitted bathroom.

Outdoor to the front is a small garden with an EV charging point. To the rear is an enclosed garden with astro turf and patio area abutting the property. Situated within a cul-de-sac in a sought after location, being ideal for families with well regarded primary and secondary schools within walking distance - this home wont be around long, so to avoid disappointment give our office a call on 0161 432 0432 as a viewing is highly recommended to appreciate everything this home with a hug has to offer!

### Entrance

Original entrance door with stained and leaded glass panel opening onto hallway

### Hallway

Original panelled doors to lounge and dining kitchen room. Stairs with open balustrade and panelling to the first floor. Understairs storage accessed from outside. Central heating radiator, meter cupboards, original stained and leaded glass window to the side elevation.

### Lounge

16'5" x 11'5" max

Well presented lounge with feature original tiled fireplace with tiled hearth housing open fire, double glazed window to the front elevation, central heating radiator, stripped floorboards. picture rails.

## Dining Kitchen

17'6" x 8'4" to 11'9"

Spacious room running across the rear of the property and overlooking the rear garden. Refitted approximately four years ago with a range of modern soft closing units briefly comprising: Bowl and a half single drainer sink unit with swan neck mixer tap, drawers below, further range of base, drawer and eye level units incorporating a corner unit with pull out racking. Built in Induction hob with timer option, electric fan assisted oven below and stainless steel chimney style cooker hood over. Integrated dishwasher, plumbed and access for an automatic washing machine and space for a fridge freezer. Wood block effect work surfaces and attractively tiled splashbacks. Wall mounted Vaillant boiler, feature (display only) hole in the wall fireplace. Central heating radiator. Double glazed window and door to the rear garden. Space for table and chairs along with an armchair

## First Floor

### Stairs and Landing

Original panelled doors to all first floor rooms. Double glazed window to the side elevation, open balustrades to the stairwell.

### Bedroom One

13'3" x 11'5" max

Double bedroom. Double glazed window to the front elevation, central heating radiator, picture rail

### Bedroom Three

9'2" x 8'5"

Further good sized bedroom, double glazed window overlooking the rear garden, central heating radiator. picture rail

### Bedroom Two

12'0" x 9'0"

Double bedroom. Double glazed window overlooking the rear garden, central heating radiator, picture rail

## Bathroom

6'0" x 6'0"

Well presented bathroom with modern white three piece suite and chrome traditional fittings comprising: Panelled bath with shower over and shower screen, low level WC and pedestal wash hand basin. Attractively tiled splashbacks, central heating radiator, double glazed window with obscure glass to the front elevation, laminated flooring

## Outside

Front garden with bushes and boundary wall. path and gate to the side giving access to the rear garden.

Good sized and fully enclosed rear garden with paved patio area abutting the property, Astro turfed lawn, loose gravel topped flower bed with shrubs, pear and cherry trees. Timber garden shed







## Directions

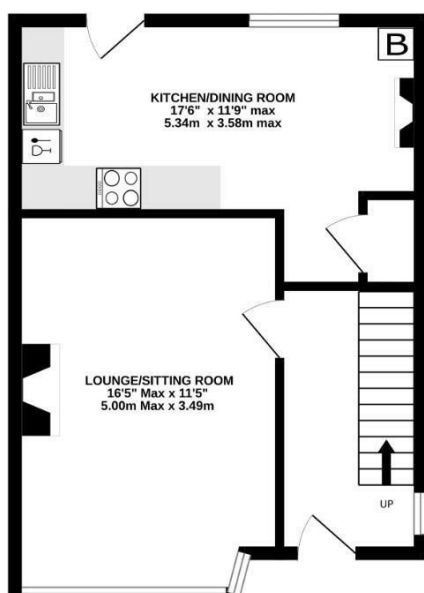
## Viewings

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

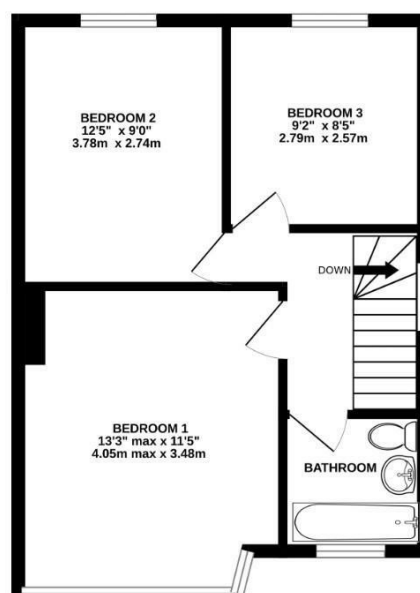
## EPC Rating:

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (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 |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

GROUND FLOOR  
411 sq.ft. (38.2 sq.m.) approx.



1ST FLOOR  
417 sq.ft. (38.7 sq.m.) approx.



TOTAL FLOOR AREA : 828 sq.ft. (77.0 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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