



12 Hurstfold Avenue, Burnage

Manchester

£375,000

GASCOIGNE HALMAN
THE AREA'S LEADING ESTATE AGENCY



12 Hurstfold Avenue

Burnage, Manchester

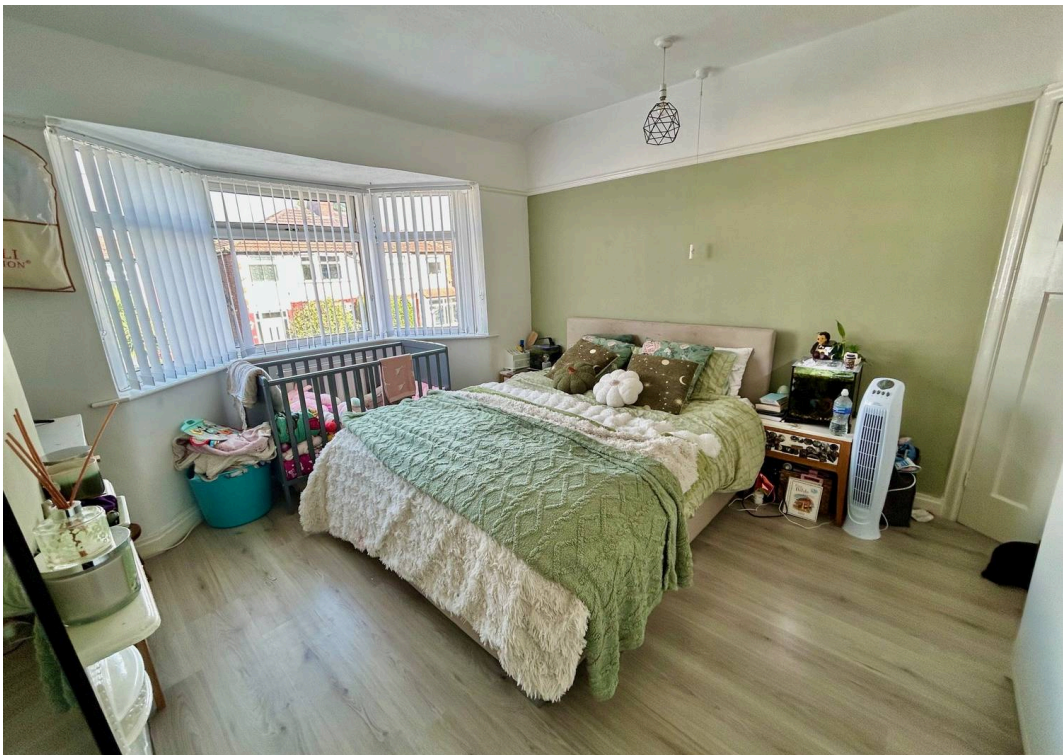
Council Tax band: C

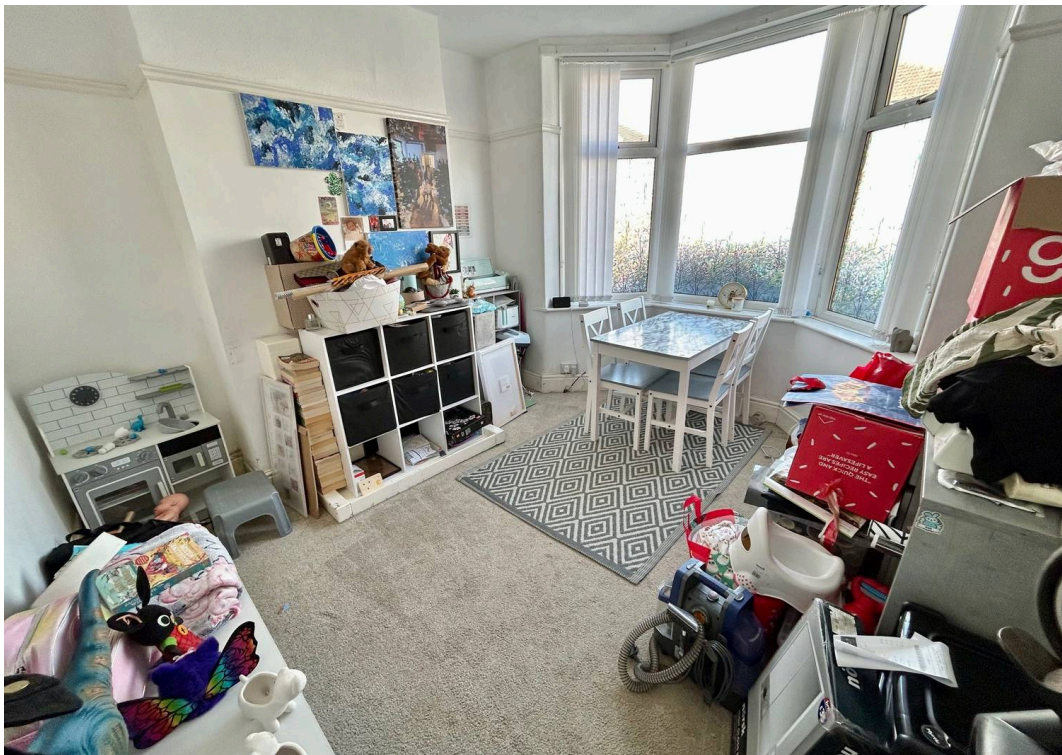
Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:

- A Well Presented and Extended Semi Detached Property
- Two Good Sized Receptions Rooms and a Fitted Kitchen
- Three Bedrooms and a Contemporary Three Piece Bathroom Suite
- Off Road Parking and a Private, Generous Southerly Facing Garden
- Located Close to Local Amenities and Excellent Transport Links
- Offered to the Market with No Vendor Chain





A well presented and spacious three bedroom semi detached property which offers huge potential for any buyer looking to extend further and add additional value. The property is located in a highly desirable area and only moments away from local amenities and excellent transport links which include East Didsbury Metrolink station.

Internally the property comprises of a welcoming entrance hallway with a useful under stairs storage cupboard. A bay fronted dining room with a separate and large living room to the rear of the property. An extended kitchen with access to the rear garden, completes the ground floor.

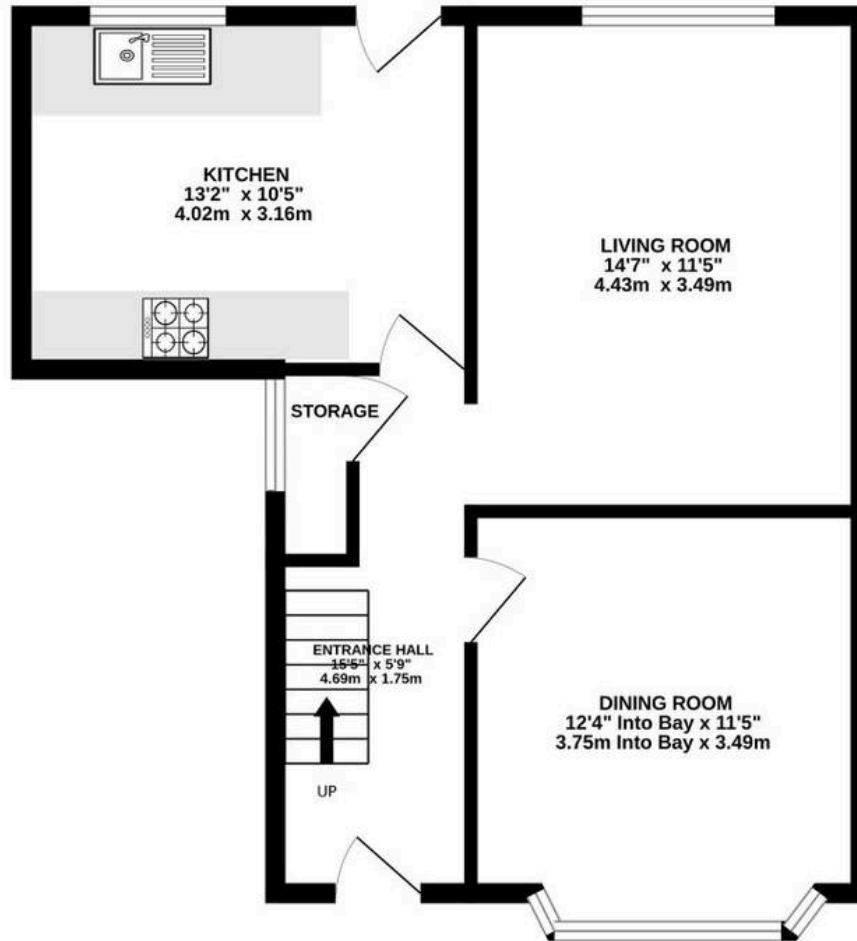
To the first floor you are greeted by three good double sized bedrooms, The primary bedroom boasts a further bay fronted window. A contemporary three piece bathroom suite serves all three bedrooms.

Externally to the front there is off road parking, whilst to the rear there is a large Southerly facing private garden.

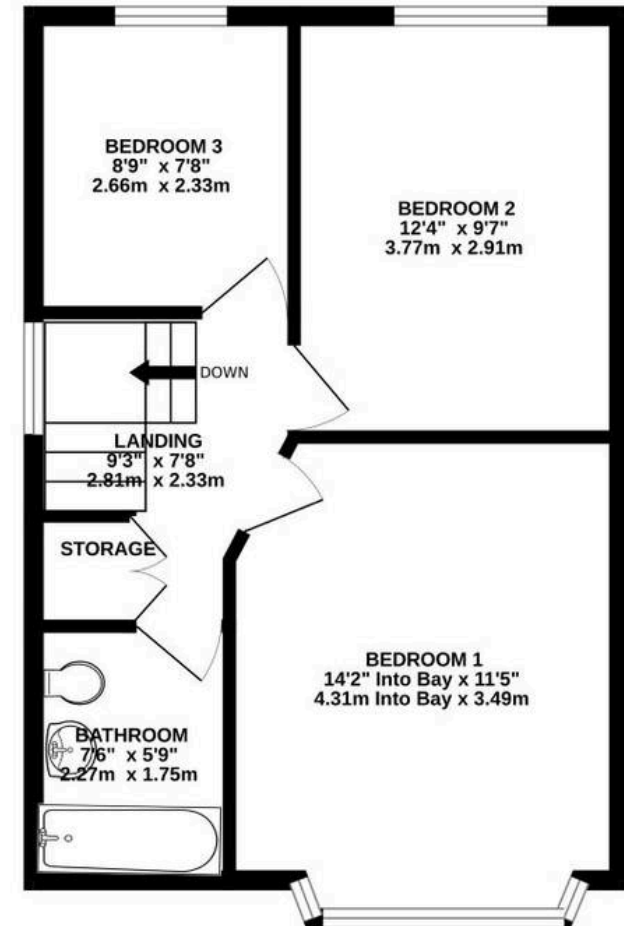
The property is offered to the market with No Vendor Chain.

Burnage is very well located with excellent links to Manchester City Centre and the national motorway network along nearby Kingsway (A34) and the A6. The centre of Burnage offers more than adequate day to day shopping requirements especially with the Tesco superstore being so close at hand. Parrs Wood Entertainment Complex is also nearby, facilities here include bowling, a multiplex cinema and a gymnasium. Burnage and Mauldeth Road stations offer additional commuter services to Manchester and the airport. Schools and recreational facilities in the area are good.

GROUND FLOOR
529 sq.ft. (49.1 sq.m.) approx.



1ST FLOOR
445 sq.ft. (41.3 sq.m.) approx.



TOTAL FLOOR AREA : 974 sq.ft. (90.4 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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