





709 Burnage Lane, Manchester

£475,000 Freehold

Beautifully renovated three-bedroom semi-detached home • Stunning open-plan kitchen and dining area • Contemporary fitted kitchen with central island and integrated appliances • Substantial enclosed rear garden with patio area • Characterful bay-fronted reception room with feature fireplace • Bespoke fitted cabinetry and plantation shutters • Stylish family bathroom with freestanding bath and separate shower • Private driveway providing off-road parking • No chain • Excellent transport links, local amenities and nearby schools

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Offered to the market with **NO ONWARD CHAIN**, this beautifully renovated and thoughtfully designed three-bedroom semi-detached home on Burnage Lane combines traditional character with contemporary family living. Situated in a popular South Manchester location, the property offers stylish interiors, generous living accommodation and a particularly impressive rear garden.

Upon entering, you are welcomed by a bright entrance hallway featuring herringbone flooring, which continues throughout much of the ground floor. The front reception room is full of character, featuring a large bay window with plantation shutters, a decorative fireplace and bespoke fitted shelving and cabinetry, creating a warm and inviting space to unwind.

The heart of the home is undoubtedly the stunning open-plan kitchen and dining area. Beautifully appointed with contemporary handleless cabinetry, integrated appliances, decorative splashback tiling and a central island with breakfast bar seating, this space has been designed with both everyday family life and entertaining in mind. Large windows and glazed doors allow natural light to flood the room whilst providing views and direct access to the rear garden.

To the first floor are three well-proportioned bedrooms, with fitted wardrobes providing excellent storage to the two larger bedrooms. The contemporary family bathroom has been tastefully finished with a freestanding bathtub, separate walk-in shower, vanity unit and modern tiling.

Externally, the property boasts a substantial enclosed rear garden, predominantly laid to lawn with a paved patio area, offering plenty of space for children to play, outdoor dining and entertaining during the warmer months. To the front, a private driveway provides off-road parking alongside an attractive lawned garden.

Positioned towards the Didsbury end of Burnage Lane, the property benefits from a convenient and well-connected South Manchester location, with Didsbury Village, East Didsbury and the Heatons all within easy reach.

A wide range of independent cafés, restaurants, supermarkets and everyday amenities are available nearby, alongside several local green spaces and parks.

Families are well catered for with a selection of primary and secondary schools in the surrounding area, including St Catherine's RC Primary School, St John's Church of England Primary School, Beaver Road Primary School and The Barlow RC High School.

For commuters, Burnage railway station and East Didsbury Metrolink provide convenient connections across Manchester, whilst nearby Kingsway offers easy access to Manchester City Centre, Stockport, Manchester Airport and the wider motorway network.

Beautifully presented, ready to move straight into and offered with no onward chain, this property presents an excellent opportunity for first-time buyers, professionals and growing families looking to establish themselves in South Manchester.

Early viewing is highly recommended to fully appreciate the accommodation, quality of finish and generous outdoor space on offer.

EPC - Awaiting

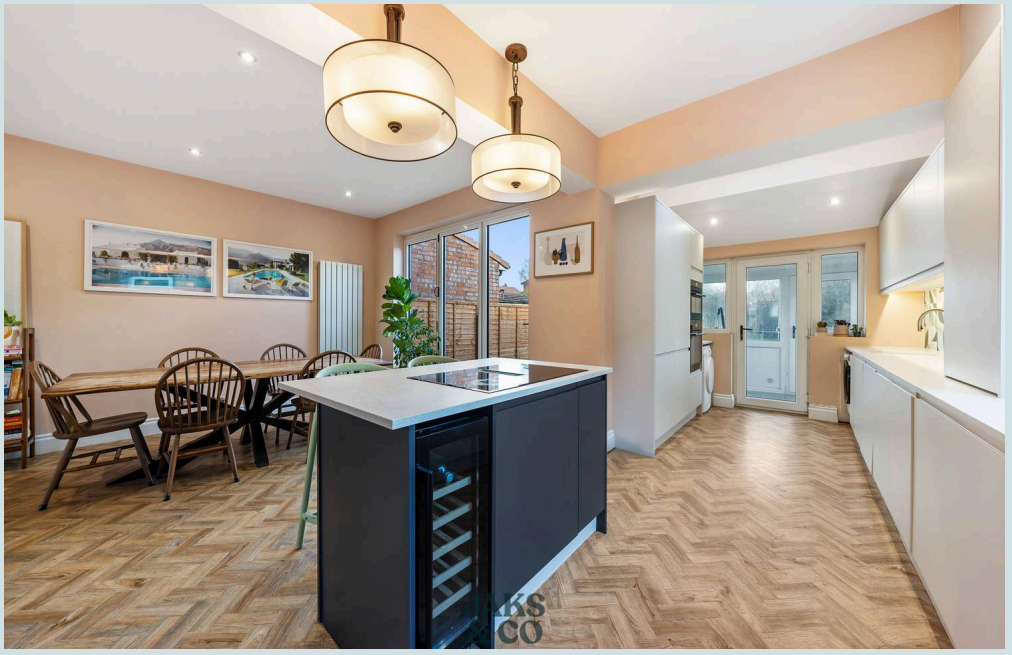
Council Tax Band - D

Freehold

Please Note - As part of our legal obligations under Anti-Money Laundering regulations, we are required to verify the identity of all clients involved in a property transaction. These checks are completed through a third-party provider, and a fee will apply. Please speak to a member of the team for more details







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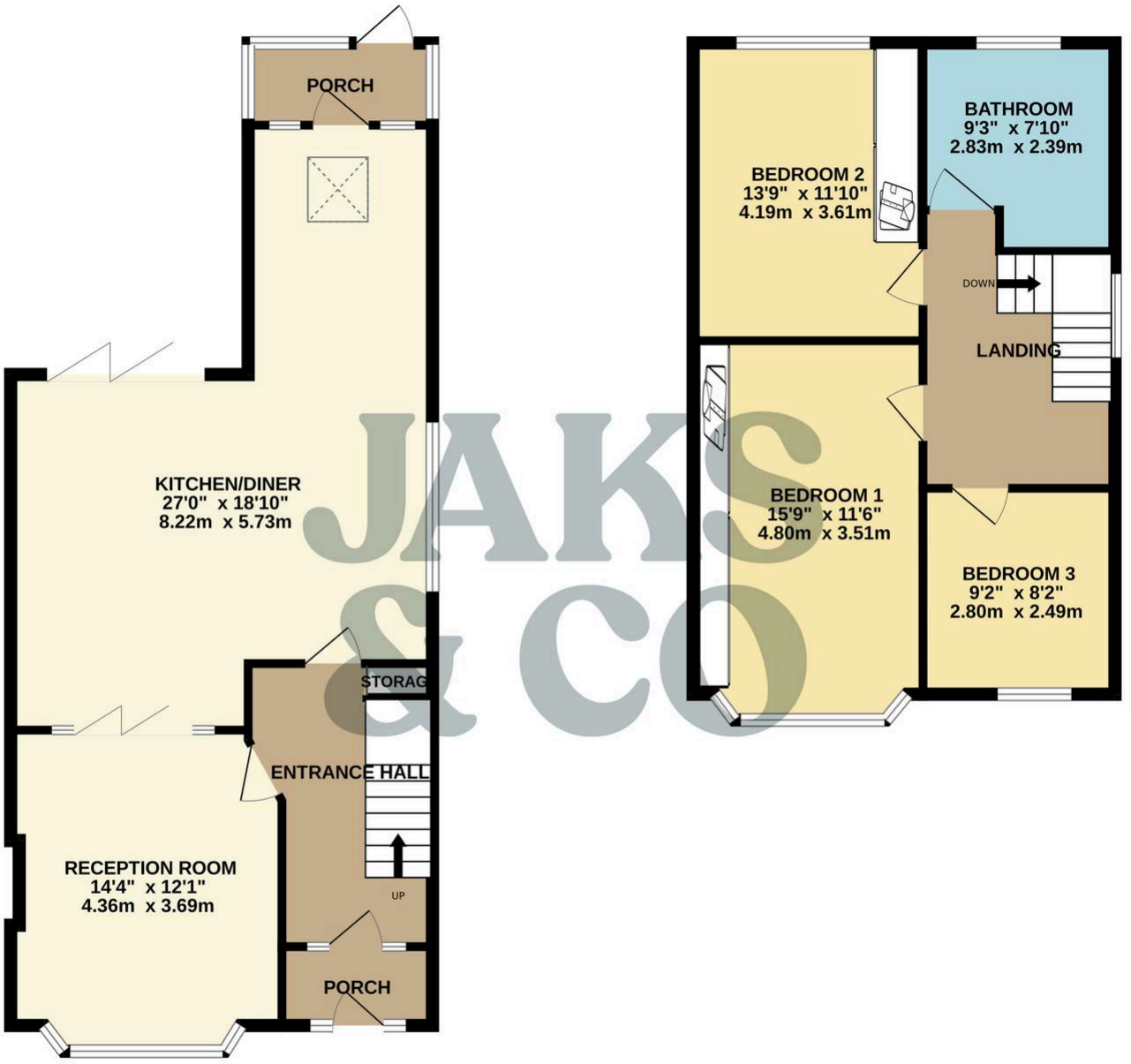
GROUND FLOOR
675 sq.ft. (62.7 sq.m.) approx.

1ST FLOOR
555 sq.ft. (51.5 sq.m.) approx.



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TOTAL FLOOR AREA : 1230 sq.ft. (114.3 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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Jaks & Co

Jaks & Co Estate Agents, 673 Wilmslow Road - M20 6RA

01615330786

info@jaksandco.co.uk

www.jaksandco.co.uk/