



*jordan fishwick*

**BURNAGE**  
Devon Avenue



# Devon Avenue, Burnage, M19 2JH

£335,000



## The Property

A superb DOUBLE FRONTED, EXTENDED THREE BEDROOM semi detached property offering BEAUTIFULLY PRESENTED LIGHT and SPACIOUS living space throughout, set within a quiet residential cul-de-sac. There are excellent transport links with train stations only a short walk away. The property offers ATTRACTIVE GARDENS to both the front and rear with decked sitting area. The living space is warmed by gas central heating, which is further complemented by double glazing. The accommodation comprises: a generous entrance hall, lounge, dining room both with bay windows, modern re-fitted kitchen and utility room. To the first floor: master bedroom with fitted wardrobes and two further bedrooms and a re-fitted shower room with contemporary white suite and chrome fittings. Highly regarded primary and secondary schools can be located close by. \*\*No onward chain\*\*

## Directions

M19 2JH



- Double fronted semi detached property
- Light and spacious accommodation
- Presented to the highest standard
- Extended to rear
- Re-fitted shower room
- Cul-de-sac location
- Excellent transport links and schools
- Ample off road parking
- No onward chain

**Postcode** - M19 2JH

**EPC Rating** - D

**Floor Area** - 989.00 sq ft

**Local Authority** - Manchester City Council

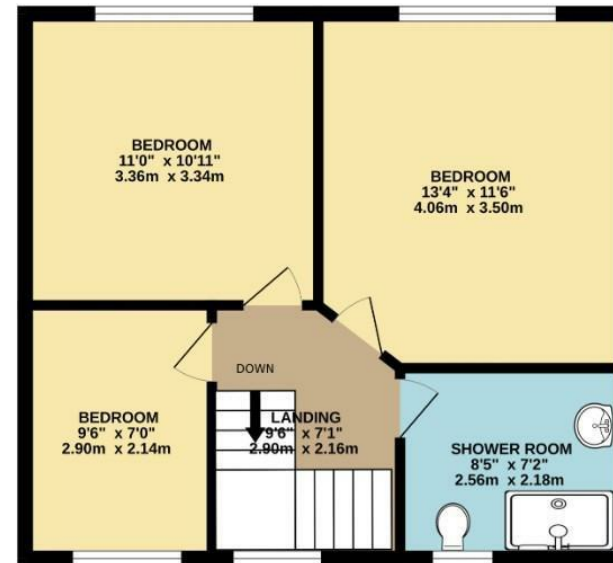
**Council Tax** - C



GROUND FLOOR  
519 sq.ft. (48.2 sq.m.) approx.



1ST FLOOR  
461 sq.ft. (42.8 sq.m.) approx.



TOTAL FLOOR AREA : 980 sq.ft. (91.0 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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Offices also at: Wilmslow, Macclesfield, Hale, Sale, Chorlton, Glossop, Manchester & Salford

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