

# HUNTERS®

HERE TO GET *you* THERE



## Burnside Drive

Manchester, M19 2LZ

Offers Over £400,000



Council Tax: C



# 56 Burnside Drive

Manchester, M19 2LZ

Offers Over £400,000



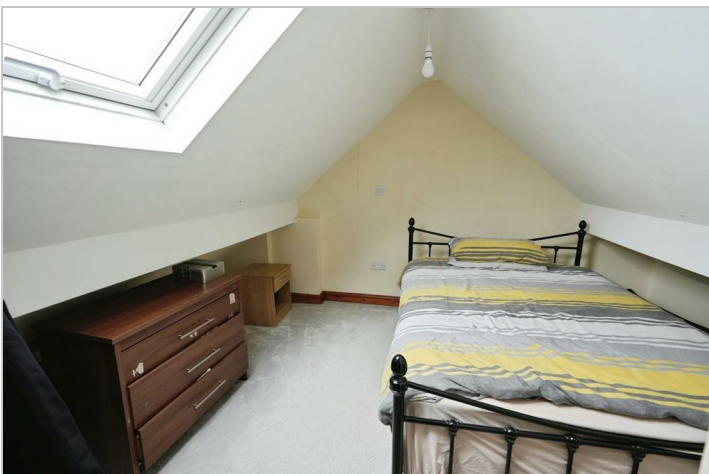
- 4 BEDROOM PROPERTY
- OFF ROAD PARKING
- GOOD CONECTIONS TO MANCHESTER CITY CENTRE
- 0.4 MILE TO MAULDETH ROAD PRIMARY SCHOOL
- 0.4 MILE TO LADYBARN PARK
- 0.6 MILE TO BURNAGE ACADEMY FOR BOYS
- COUNCIL TAX BAND - C
- EPC D

Located in the desirable area of Burnside Drive, Burnage, this charming four-bedroom house presents an excellent opportunity for families seeking a spacious and comfortable home. The property boasts a well-thought-out layout, perfect for modern living, and has been thoughtfully extended to the rear, providing ample room for relaxation and entertaining.

As you enter, you are greeted by a warm and inviting atmosphere, with generous living spaces that cater to both family life and social gatherings. The loft conversion adds an extra dimension to the home, offering versatile space that can be utilised as a bedroom, office, or playroom, depending on your needs.

One of the standout features of this property is the off-road parking, ensuring convenience and peace of mind for you and your family. The outdoor space is equally appealing, providing a safe and enjoyable environment for children to play and for adults to unwind.

Located in a friendly neighbourhood, this family home is well-connected to local amenities, schools, and parks, making it an ideal choice for those looking to settle in a vibrant community. With its combination of space, functionality, and a prime location, this property is sure to attract interest from discerning buyers. Do not miss the chance to make this delightful house your new family home.



## Road Map



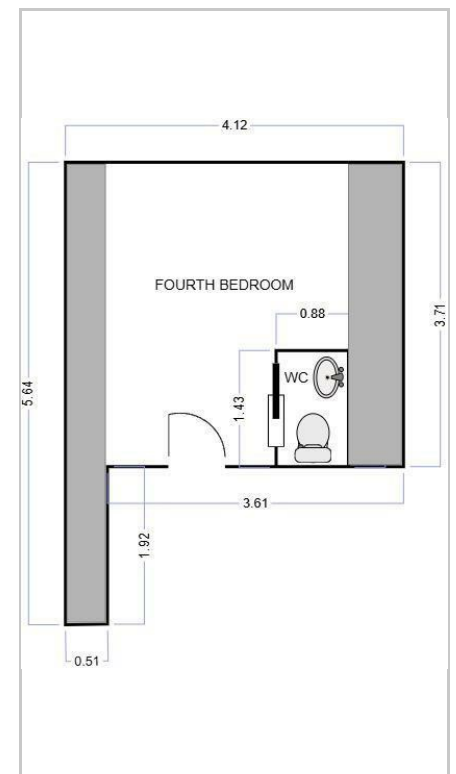
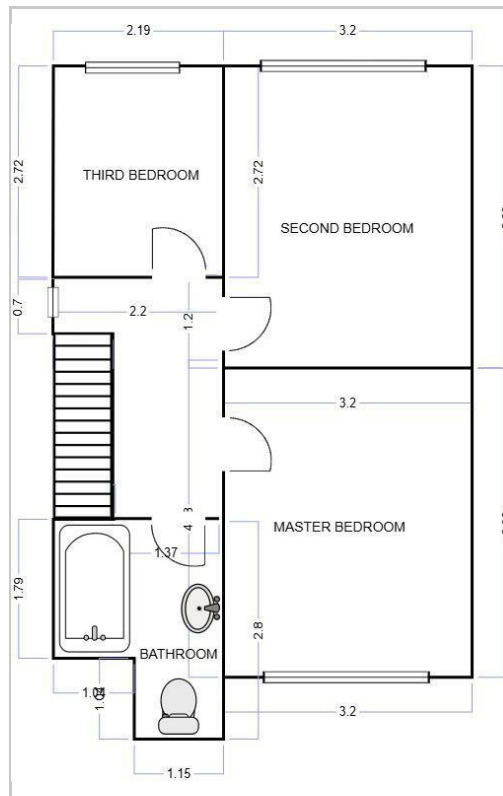
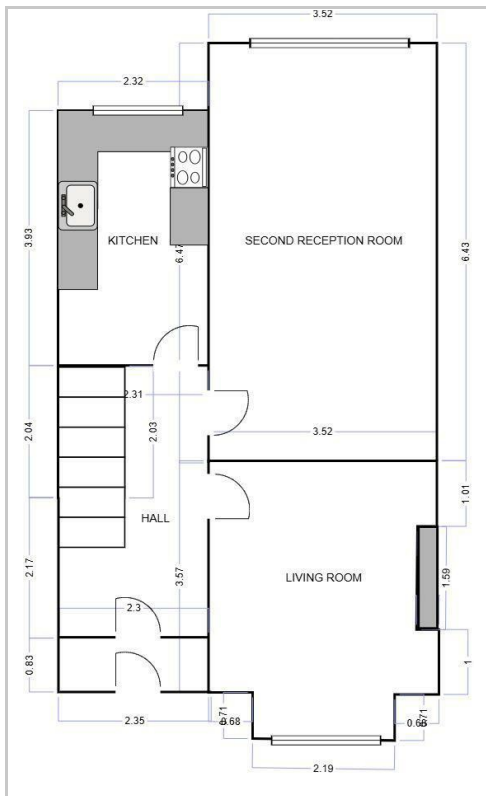
## Hybrid Map



## Terrain Map



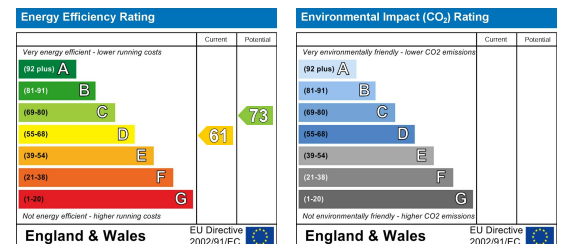
## Floor Plan



## Viewing

Please contact our Hunters South Manchester Office on 0161 945 9000 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.