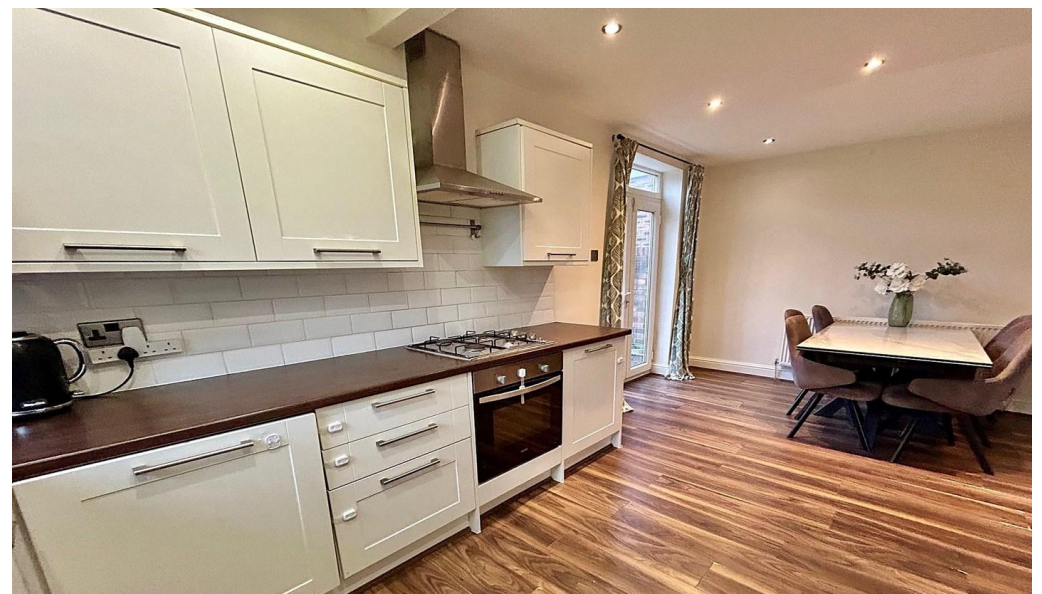




**GASCOIGNE
HALMAN**

Withnell Road, Burnage
£425,000.00

THE AREA'S LEADING ESTATE AGENCY



A spacious and well presented, bay fronted semi detached property located on a highly sought after cul-de-sac location and only moments from excellent transport links, local amenities and Fog lane Park. Measuring a highly impressive 1161 SQ FT over three floors, the property boasts an immaculate finish throughout with potential for any buyer to extend (STPP). With off road parking for multiple vehicles to the front and a generous Southerly facing garden with raised patio and decking area as well as a large lawned area.

Property details

- A Well Presented and Spacious Semi Detached Property
- Measuring a Highly Impressive 1161 SQ FT Over Three Floors
- Bay Fronted Living Room and a Modern Open Plan Dining Kitchen
- Three Bedrooms with Two Doubles and One Single and a Stylish Three-Piece Bathroom Suite
- Useful Loft Room and Potential To Extend (STPP)
- Off Road Parking for Multiple Vehicles and a Generous Rear Southerly Facing Garden



About this property

Internally the property comprises of a welcoming entrance hallway with useful understairs W/C. A attractive bay fronted living room with French doors that open out to the stunning and modern, open plan dining kitchen. The dining kitchen benefits from modern fitted units and further French doors that overlook the rear garden.

To the first floor there are three bedrooms with two large doubles, both benefiting from built in wardrobes. The primary bedroom offers charming views over the rear garden. A stylish three-piece bathroom suite serves all three bedrooms.

To the second floor there is a converted loft room which is currently being used as an office/occasional guest bedroom with eaves storage and an attractive sky light.

Externally to the front there is off road parking for multiple vehicles, a secure gate provides access to the generous, Southerly facing garden with raised patio and decking areas which are ideal for entertaining and Al Fresco dining. The property could be further extended (STPP).

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.











DIRECTIONS

M19 1GH

COUNCIL TAX BAND

C

TENURE

Freehold

SERVICES (NOT TESTED)

Services have not been tested and you are advised to make your own enquiries and/or inspections.

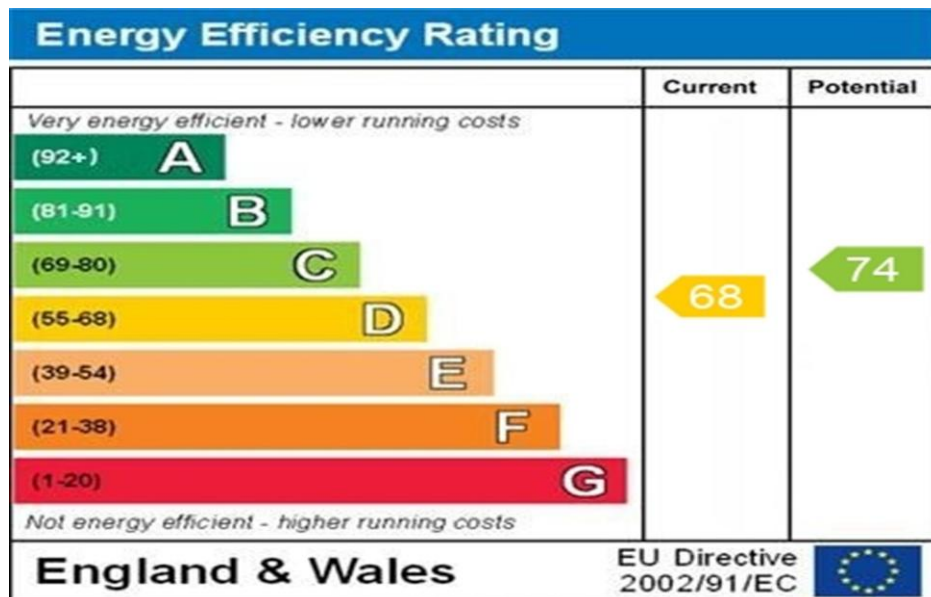
LOCAL AUTHORITY

Manchester City Council

VIEWING

Viewing strictly by appointment.

EFFICIENCY RATING



WWW.EPC4U.COM

PRIMARY SOURCE OF HEATING

Gas fired hot water radiators

PRIMARY ARRANGEMENT FOR SEWERAGE

Mains Supply

PRIMARY SOURCE OF ELECTRICITY

Mains Supply

PRIMARY SOURCE OF WATER

Mains Supply

BROADBAND CONNECTION

Fibre to the premises

ANY EASEMENTS, SERVITUDES OR WAYLEAVES?

No

ARE THERE ANY RESTRICTIONS ASSOCIATED WITH THE PROPERTY

No

THE EXISTENCE OF ANY PUBLIC OR PRIVATE RIGHT OF WAY?

No

SOURCES OF FLOODING

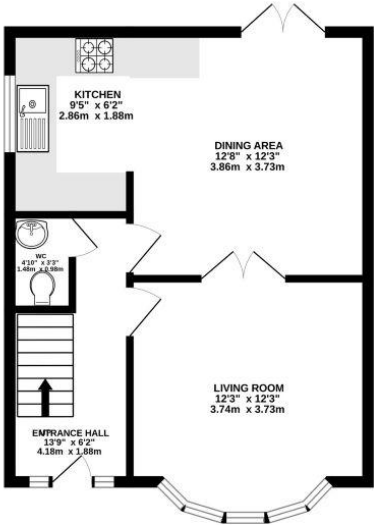
Ask Agent

HAS PROPERTY BEEN FLOODED IN 5 YEARS

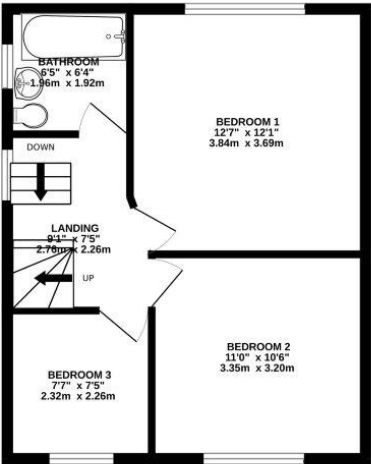
No

NOTICE Gascoigne Halman for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Gascoigne Halman has any authority to make or give any representation or warranty whatever in relation to this property.

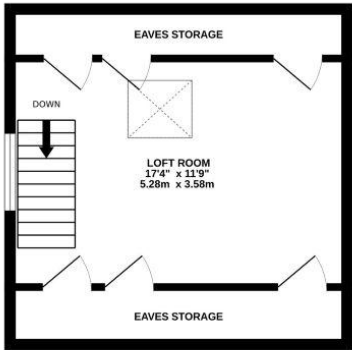
GROUND FLOOR
437 sq.ft. (40.6 sq.m.) approx.



1ST FLOOR
425 sq.ft. (39.5 sq.m.) approx.



2ND FLOOR
299 sq.ft. (27.7 sq.m.) approx.



TOTAL FLOOR AREA : 1161 sq.ft. (107.8 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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