



**GASCOIGNE
HALMAN**

Moorton Avenue, Burnage
Offers Over £375,000.00

THE AREA'S LEADING ESTATE AGENCY



A charming and immaculately presented period semi-detached home. Situated in a sought-after residential area, this beautifully presented three-bedroom period property seamlessly blends timeless character with modern comforts. Boasting spacious and light and airy accommodation and measuring a highly impressive 1405 SQ FT. Off road parking to the side of the property and a delightful rear private garden. Offered to the market with No Vendor Chain.

Property details

- A Charming and Spacious Period Semi Detached Property
- Measuring An Impressive 1405 SQ FT Over Three Floors
- Large Open Plan Living/Dining Room and Modern Fitted Kitchen
- Three Excellent Sized Double Bedrooms and a Stylish Four Piece Bathroom Suite
- Off Road Parking and a Private Landscaped Rear Garden
- Offered with No Vendor Chain



About this property

This home presents an exceptional opportunity for buyers seeking classic architectural features with the convenience of modern updates. Early viewing is highly recommended.

Upon entry there is an entrance hallway which provides access to the cellars. You are then welcomed into a spacious, light-filled modern plan living/dining room featuring a striking period fireplace, an elegant focal point that enhances the room's charm. The modern fitted kitchen is thoughtfully designed with integrated appliances, ideal for both everyday living and entertaining.

Upstairs, the property boasts three generously sized double bedrooms, each offering ample space and versatility for family living or home working. A stylish, fully updated bathroom adds further appeal with high-quality finishes and fixtures.

The property also offers off road parking for multiple vehicles and a delightful private landscaped garden.

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 2NQ

COUNCIL TAX BAND

D

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

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

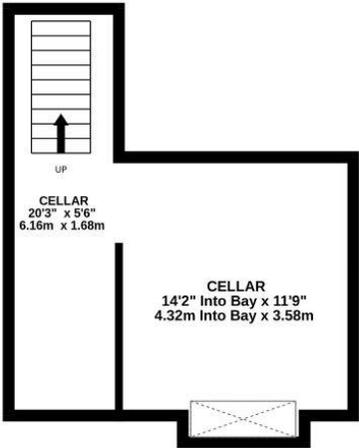
Ask Agent

HAS PROPERTY BEEN FLOODED IN 5 YEARS

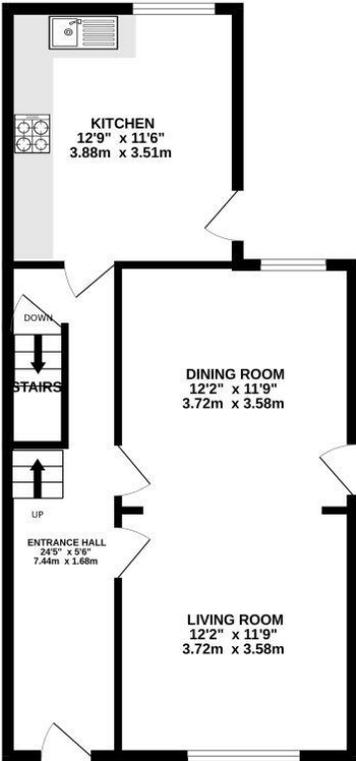
No

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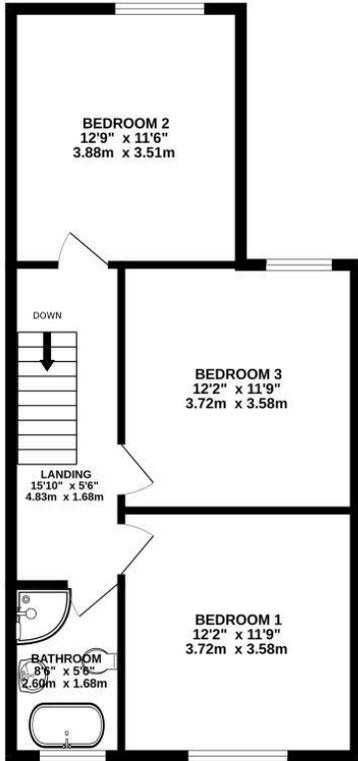
BASEMENT
270 sq.ft. (25.1 sq.m.) approx.



GROUND FLOOR
567 sq.ft. (52.7 sq.m.) approx.



1ST FLOOR
567 sq.ft. (52.7 sq.m.) approx.



TOTAL FLOOR AREA : 1405 sq.ft. (130.6 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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