



York Court, 31 Burnage Lane, Burnage

Manchester

£179,950

GASCOIGNE HALMAN
THE AREA'S LEADING ESTATE AGENCY



York Court, 31 Burnage Lane

Burnage, Manchester

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: B

- A Well Presented and Light and Airy Top Floor Apartment
- Two Good Sized Double Bedrooms and Two Stylish Bathrooms
- Modern Fitted Kitchen and Spacious open plan Living/Dining Room
- Allocated Parking and Secure Entry System
- Located Close to Local Amenities and Excellent Transport Links
- Offered to the Market with No Vendor Chain
- Loft Space for Extra Storage







A well presented and light and airy two bedroom flat, perfectly positioned on the top floor of a popular and well-maintained development.

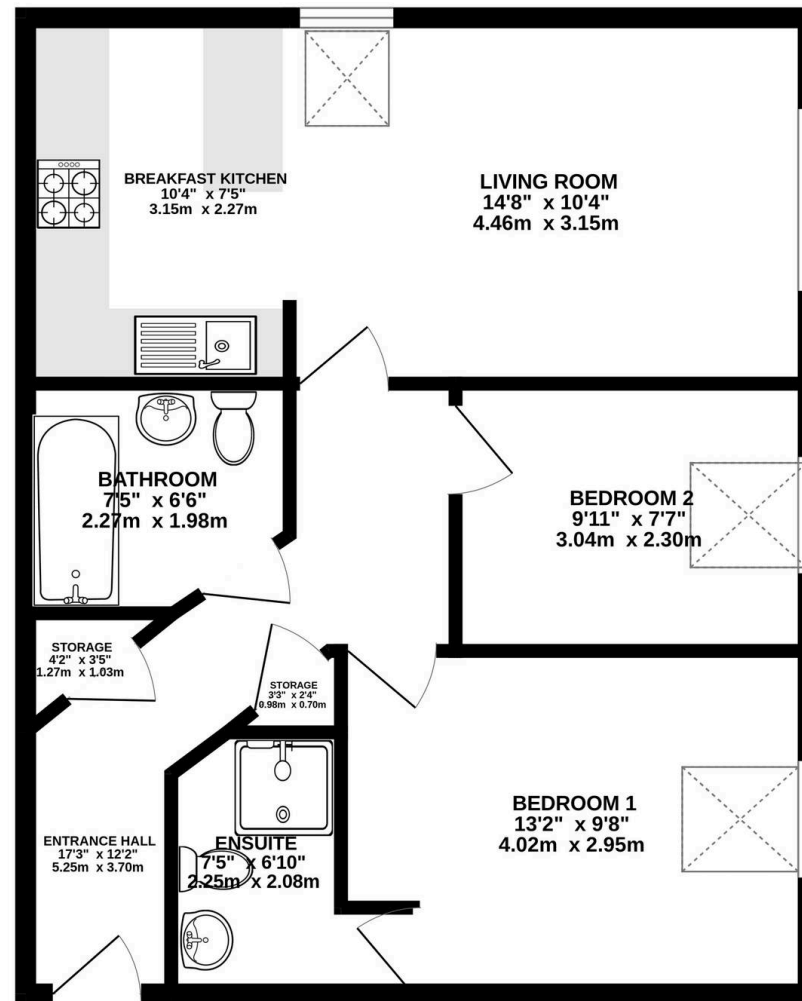
Upon entry you will discover a spacious open plan living and dining room, with plenty of natural light streaming in through large windows. The modern fitted kitchen offers ample cupboard space and sleek worktops. Both bedrooms are good sized doubles, the main bedroom served by a stylish en-suite shower room and a further stylish bathroom.

With secure entry system and an allocated parking space in a secure gated car park, as well as ample street parking close by. Well kept communal gardens. The apartment is offered to the market with no vendor chain, making it an attractive option for first time buyers, downsizers, or investors alike. Located close to local amenities and excellent transport links, you will find shops, cafes, and bus routes just a short stroll away and the bus route to the city centre directly outside the flat.

This property is offered to the market with No Vendor Chain.

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.

THIRD FLOOR
609 sq.ft. (56.6 sq.m.) approx.



TOTAL FLOOR AREA : 609 sq.ft. (56.6 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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