

Burnage Lane, Burnage

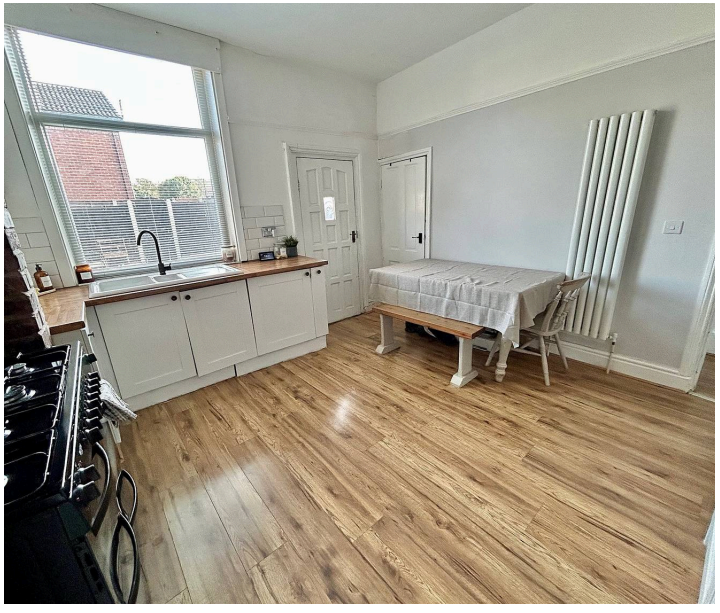
Manchester

£300,000

GASCOIGNE HALMAN

THE AREA'S LEADING ESTATE AGENCY







Burnage Lane, Burnage

Manchester

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- A Light and Airy Period Mid Terrace Property
- Immaculately Finished and Situated in a Highly Convenient Location
- Large Living Room and Modern Fitted Dining Kitchen
- Two Good Sized Double Bedrooms, a Contemporary Three Piece Bathroom and Useful Dressing Room
- Loft Room Which Could be Used as a Home Office and Cellar Chambers
- Off Road Parking and a Generous Rear Garden



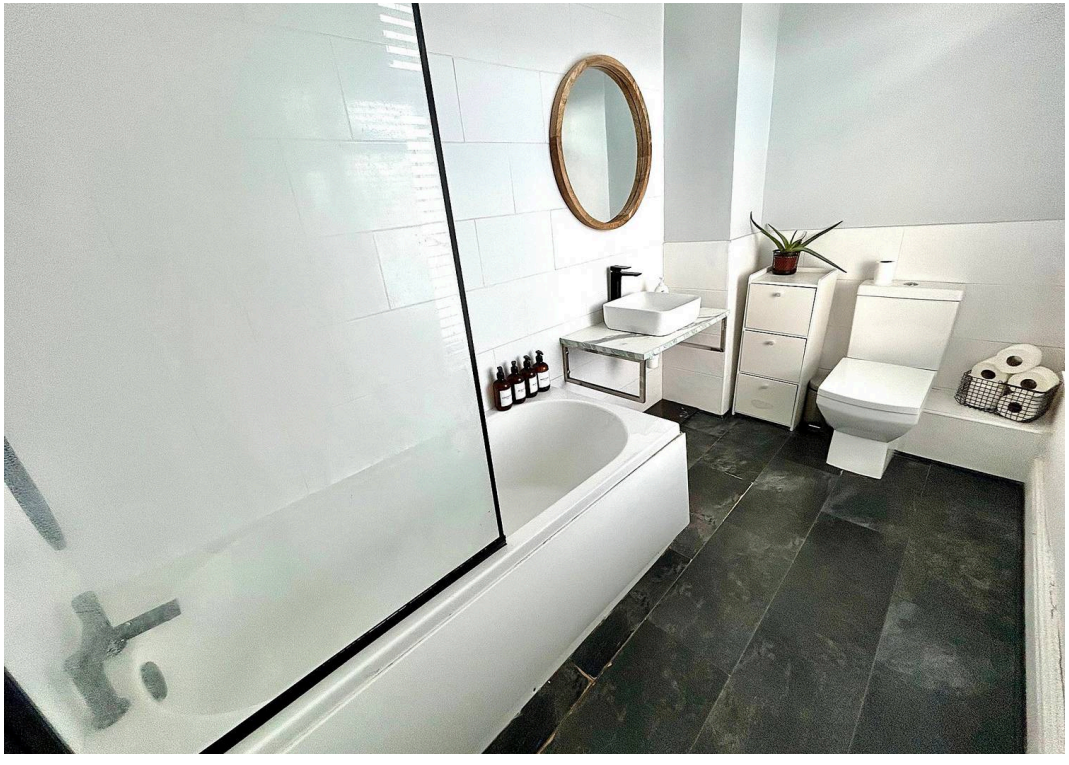














Welcome to this beautifully presented two-bedroom period mid-terrace, offering a wonderful blend of classic charm and modern comfort. Immaculately finished throughout and situated in a highly convenient location, close to excellent transport links and local amenities which makes this home is ideal for first time buyers.

Step inside to discover a spacious living room, with plenty of natural light streaming through the large windows. The modern fitted dining kitchen, featuring sleek units and ample space for a dining table, making it the heart of the home.

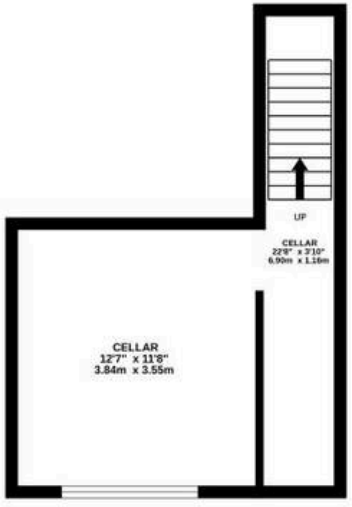
To the first floor, you will find two generous double bedrooms, both finished to a high standard, alongside a contemporary three-piece bathroom. There is also a versatile dressing room, which could easily double as a nursery. The property benefits from a loft room, ideal for a home office, as well as useful cellar chambers for extra storage. .

Step outside and you will be pleasantly surprised by the generous rear garden, offering plenty of space for outdoor dining, summer barbeques, or simply enjoying the fresh air. The garden is mainly laid with artificial grass, with mature borders and a patio area, providing a private retreat for relaxing after a long day.

There is also off-road parking to the rear to the front.

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.

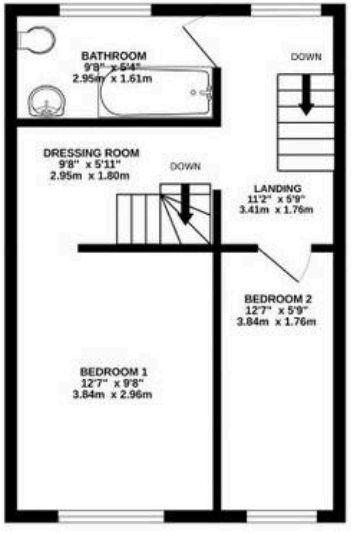
BASEMENT
233 sq.ft. (21.6 sq.m.) approx.



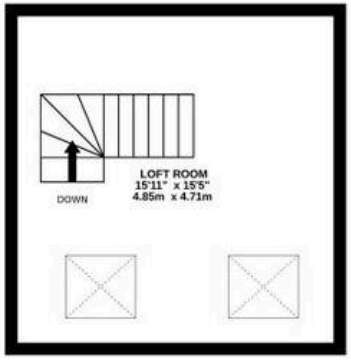
GROUND FLOOR
350 sq.ft. (32.5 sq.m.) approx.



1ST FLOOR
368 sq.ft. (34.1 sq.m.) approx.



2ND FLOOR
246 sq.ft. (22.9 sq.m.) approx.



TOTAL FLOOR AREA : 1196 sq.ft. (111.1 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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