



## 657 Kingsway, Burnage, Manchester, M19 1SY

Guide Price £475,000

- Larger Than Average Traditional Detached
- Modern Fitted Kitchen & Bathroom
- 3 Receptions and 3 Bedrooms
- Spacious Family Sized Accommodation
- Set Within Good Sized Plot
- Rear Garden with Off Road Parking

# 657 Kingsway, Manchester M19 1SY

Larger Than Average Detached Family Home. Good Sized Corner Plot. Spacious Sitting Room. Morning Room and Sun Room. Three Bedrooms. Bathroom with Separate WC. Gardens To Three Sides. Off Road Parking and Enclosed Rear Garden. Very Convenient Location. NO VENDOR CHAIN

 3  1  3  D

Council Tax Band: D



Joules bring to the market this attractive larger than average detached family home offered with vacant possession.

The spacious accommodation briefly comprises: Entrance porch, reception hallway with turned staircase. Large sitting room with bay window, morning room open to fitted kitchen and sun room. Venturing upstairs to the first floor you will find three good sized bedroom, a bathroom with bath and shower cubicle along with separate WC.

Set within a good sized plot with gardens to three sides and off road parking to the rear.

The property is situated in a highly sought after location, popular with families.

Convenient for all local shops and amenities.

Excellent public transport close by with

Burnage Railway Station and East Didsbury

Metro Station a short distance away.

Must be viewed to fully appreciate everything this delightful home has to offer

NO VENDOR CHAIN

#### Porch

7'9" x 4'6"

Double glazed entrance door and windows, tiled floor. Entrance door with decorative bevelled and leaded panel, window to either side.

#### Reception Hallway

13'5" x 8'4"

Spacious reception hallway, feature turned staircase with open balustrades to the first floor. Double glazed window with obscure glass to the side elevation doors to lounge and morning room. Central heating radiator, meter cupboard

#### Sitting Room

26'5" x 11'9" (plus bay)

Measurements plus bay window.

Very spacious main reception. Large double glazed bay window to the front elevation, two

double glazed windows to the side elevation Feature fireplace housing electric fire. Fitted decorative shelving with cupboards below, mirror and pillars, two central heating radiators. Picture rails and ceiling mouldings. Wall light points

#### Morning Room

10'4" x 8'3"

Double glazed box bay window to the side elevation, central heating radiator. Door to cloakroom, open to kitchen

#### Sun Room

11'2" x 10'4"

Double glazed window overlooking the rear garden and further double glazed window to the side elevation, two central heating radiators, ceiling coving, wall light points

#### Utility

11'3" x 3'5"

Double glazed window with obscure glass to the front elevation, fixed shelving, plumbed and access for an automatic washing machine. Door to rear garden with skylight over

#### Kitchen

10'4" x 8'6"

Fitted with a range of units comprising: Single drainer stainless steel sink unit with mixer tap, cupboard below, further base, drawer and eye level units. Fitted Lamona hob, glass splashback with stainless steel chimney style cooker hood over. Cooke & Lewis electric oven below. Work surfaces with tiled splashbacks. Wall mounted Mains combi boiler. Double glazed window to the side elevation, door giving access to the rear garden. Door to sunroom.

#### Downstairs WC

Two piece coloured suite comprising : Low level WC and wash hand basin. Double glazed window with obscure glass to the side elevation

## First Floor

### Stairs and Landing

8'4" x 7'0"

Turned staircase to the first floor, open balustrade to stairwell, double glazed window with obscure glass to half landing. Doors to all first floor rooms

### Bedroom One

13'7" x 11'7" (into robes)

Measurements into wardrobes

Double bedroom, double glazed window overlooking the rear garden, central heating radiator, picture rail and ceiling coving. Range of fitted floor to ceiling bedroom furniture comprising: wardrobes housing shelving and clothes hanging rails, drawer units and cupboards, further shelving unit

### Bedroom Two

12'4" x 11'9" (plus bay)

Measurements plus bay window

Double bedroom, double glazed bay window to the front elevation. Central heating radiator, picture rail and ceiling coving

### Bedroom Three

8'4" x 8'5"

Good sized single bedroom, double glazed window to the front elevation, central heating radiator

### Bathroom

8'4" x 6'4"

White three piece suite comprising: Enamelled panelled bath, shower cubicle housing Mira shower; and a pedestal wash hand basin. Double glazed window with obscure glass to the side elevation, tiled splashbacks, central heating radiator

### Separate WC

5'3" x 2'9"

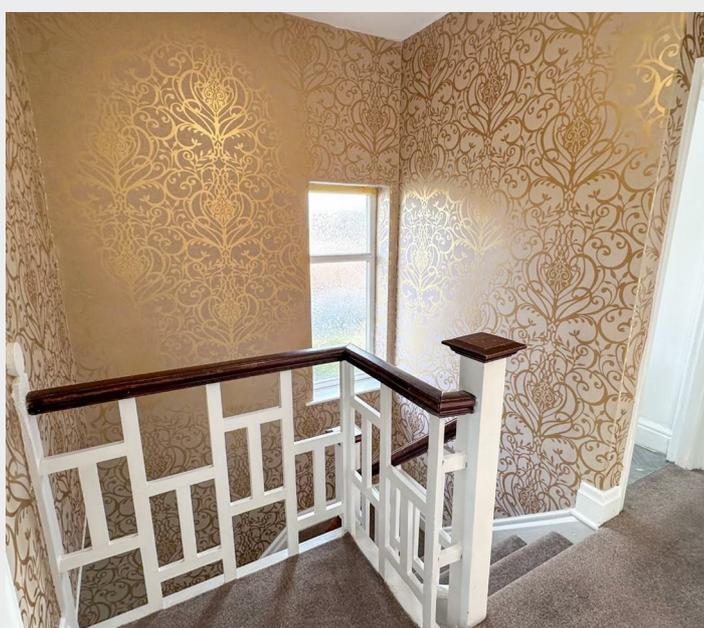
Low level WC, double glazed window with obscure glass to side elevation, central heating radiator

### Outside

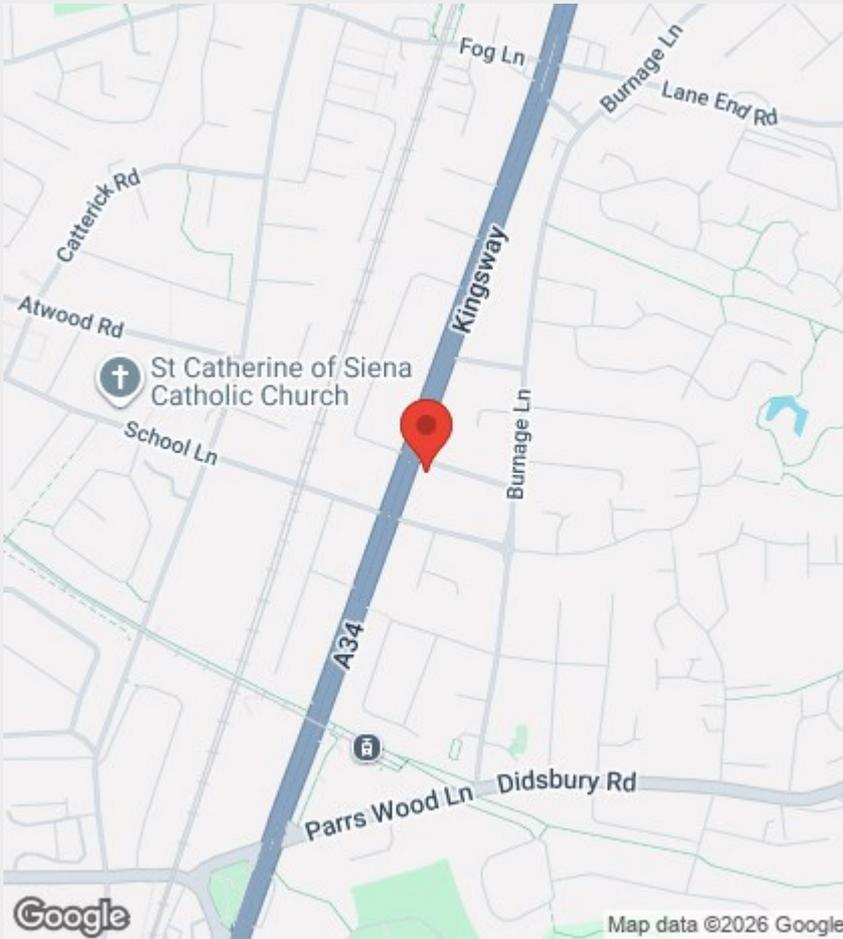
Set in large plot with gardens to three side.

Front garden with numerous plants, flowers and shrubs, paved central area. Path around the side elevation with further plants and shrubs, gate opening onto the rear garden.

Good sized rear garden with raised flower beds. Paved and concrete areas. Fully enclosed with fenced boundaries. Double gates giving vehicular access.







## Directions

## Viewings

Viewings by arrangement only. Call 0161 432 0432 to make an appointment.

## EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			78
(55-68) D		59	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

