



Western Circle, Burnage, Manchester, M19

Offers Over: £290,000

Freehold

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Situated in the popular residential area of Burnage, this attractive three bedroom semi-detached property offers spacious accommodation throughout, making it an ideal purchase for families, first-time buyers and those looking to upsize alike. Benefitting from generous living spaces, off-road parking and enclosed gardens, the home is well positioned within easy reach of local amenities, schools and transport links.

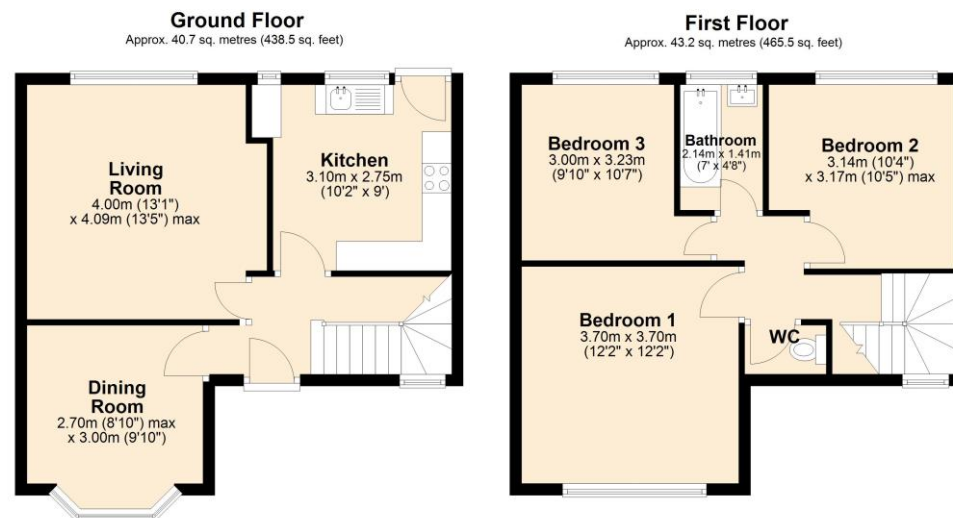
To the front of the property there is ample off-road parking provided by a driveway, alongside an enclosed front garden which adds to the home's kerb appeal. Upon entering, you are welcomed into the entrance hall which provides access to the principal ground floor accommodation. Positioned to the left is a bright and freshly painted dining room, enhanced by a bay window allowing plenty of natural light to flow through the space. To the rear of the property is a generous living room, offering an excellent setting for both relaxing and entertaining whilst overlooking the rear garden.

The kitchen is fitted with a modern range of base and eye-level units, incorporating ample worktop space along with room for appliances. A door from the kitchen provides direct access to the rear garden, creating a practical layout for everyday family living.

To the first floor, the property offers three well-proportioned bedrooms alongside a family bathroom and separate WC, providing additional convenience for busy households.

Externally, the rear of the property features a lawned garden with fenced boundaries, offering a private outdoor space suitable for children, pets and summer entertaining.

Burnage is a well-established residential suburb located to the south of Manchester, popular with families and commuters alike thanks to its excellent transport links and wide range of local amenities. The area benefits from nearby schools, supermarkets, cafés and parks, whilst Burnage train station and regular bus routes provide easy access into Manchester City Centre and surrounding areas. Nearby green spaces including Cringle Park & the golf course at Heaton Moor.



Total area: approx. 84.0 sq. metres (904.0 sq. feet)

- Freehold
- EPC Grade D
- Council Tax Band A





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

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Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.