



**GASCOIGNE  
HALMAN**

Southbank Road, Burnage  
**£275,000.00**

THE AREA'S LEADING ESTATE AGENCY



A well-presented and spacious three bedroom semi detached property, situated in a highly attractive residential area with a high level of privacy to both the front and the rear of the property. The property offers easy access to all main transport links and is ideal for a wide range of buyers, such as first time buyers and investors alike. Off road parking for multiple vehicles and a generous rear garden.

## Property details

- A Spacious and Well-Presented Semi-Detached Property
- Large Living/Dining Room and a Modern Fitted Kitchen
- Three Good Sized Bedrooms and a Stylish Shower Room
- Off Road Parking for Multiple Vehicles and a Generous Rear Garden
- Utility Cupboard and a Downstairs W/C
- Located Close to Local Amenities and Excellent Transport Links



## About this property

Internally the property comprises of an entrance hallway, a large living/dining room, downstairs W/C, utility area/storage cupboard and a modern fitted kitchen with views over the rear garden, completes the ground floor.

To the first floor there are three good sized bedrooms, with the primary bedroom being particularly large in size and boasting a built-in wardrobe. A stylish three-piece shower room serves all three bedrooms.

Externally to the front there is off road parking for multiple vehicles, a secure gate provides access to the private rear garden with fenced boundaries and a raised decking area which is ideal for entertaining.

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. Parris 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 1PX

## **COUNCIL TAX BAND**

A

## **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?**

Ask Agent

## **SOURCES OF FLOODING**

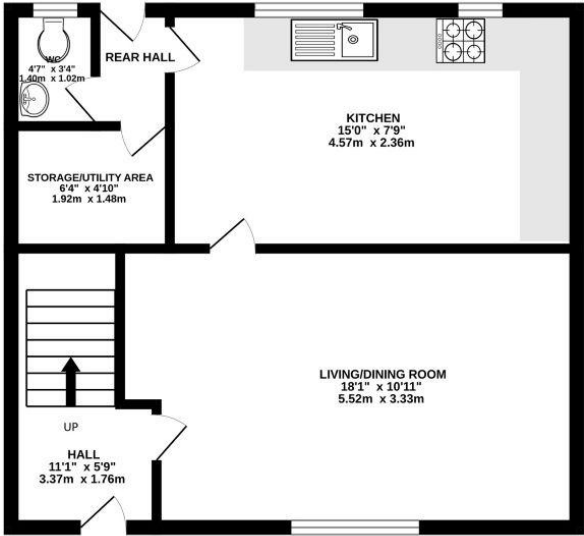
Ask Agent

## **HAS PROPERTY BEEN FLOODED IN 5 YEARS**

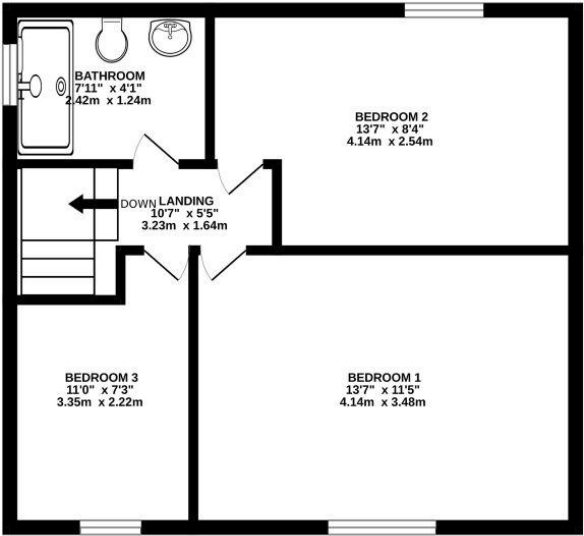
No

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GROUND FLOOR  
460 sq.ft. (42.7 sq.m.) approx.



1ST FLOOR  
460 sq.ft. (42.7 sq.m.) approx.



TOTAL FLOOR AREA : 919 sq.ft. (85.4 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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