



*jordan fishwick*

**BURNAGE**  
Avon Road



# Avon Road, Burnage, M19 1GS

Offers Over £250,000

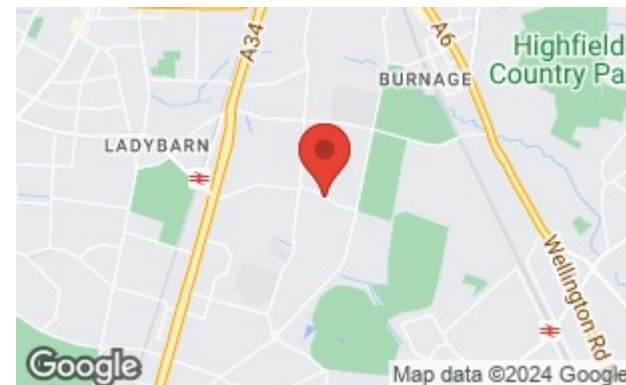


## The Property

A traditional, three bedroom, semi detached property located on an established residential road with a superb rear garden, driveway and well presented living space throughout. uPVC double glazed windows and gas central heating are installed, with the living space in outline comprising :- Entrance hall with stairs to the first floor, living room with bay window, fitted kitchen with a range of white finished units and a separate WC on the ground floor, with the first floor giving way to three bedrooms and bathroom. Externally, the driveway to the front provides parking with a gated pathway to the side, whilst at the rear is a generous rear garden with decked seating area and wooden panel boundary fencing.

## Directions

M19 1GS



- Traditional semi detached
- Large rear garden
- Decked seating area
- Living room with bay window
- Fitted breakfast kitchen
- Three bedrooms
- Bathroom & downstairs WC
- Gas central heating
- uPVC double glazing
- Driveway

Postcode - M19 1GS

EPC Rating - C

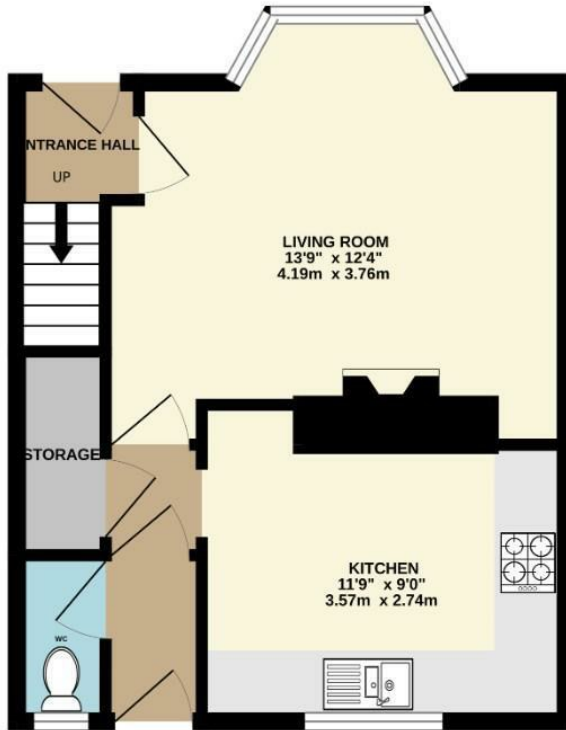
Floor Area - 722.00 sq ft

Local Authority - Manchester City Council

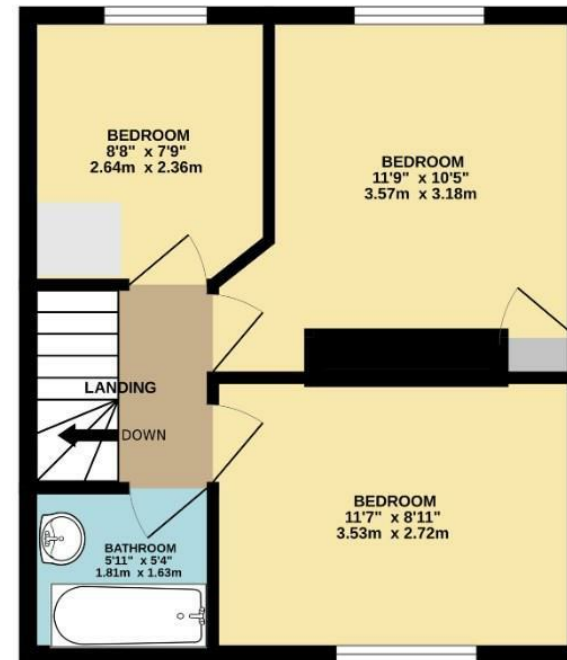
Council Tax - A



GROUND FLOOR  
366 sq.ft. (34.0 sq.m.) approx.



1ST FLOOR  
356 sq.ft. (33.0 sq.m.) approx.



TOTAL FLOOR AREA : 722 sq.ft. (67.1 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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Offices also at: Wilmslow, Macclesfield, Hale, Sale, Chorlton, Glossop, Manchester & Salford

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