



Jordan fishwick

BURNAGE
Connaught Avenue



**Connaught Avenue,
Burnage, M19 2NW**

Guide Price £350,000



The Property

An attractive period semi detached property which has been well cared for over the years, offering a great blend of original characteristics alongside today's more modern comforts, with a southerly facing garden, cul-de-sac location and no onward chain. 1060 sq ft. The living space benefits from gas central heating and majority uPVC double glazing, in outline :- Entrance hall with staircase to the first floor, lounge with bay window to the front, separate dining room and kitchen extending over 14ft on the ground floor, with the first floor giving way to three good sized bedrooms and the bathroom. The property is set behind a paved garden to the front, with a good sized south facing rear garden and mature borders.

Directions

M19 2NW



- Attractive period semi detached
- Three good sized bedrooms
- Two separate reception rooms
- Fitted kitchen over 14ft
- South facing rear garden
- Cul-de-sac location
- Gas central heating
- Majority uPVC double glazing
- Original characteristics
- NO ONWARD CHAIN

Postcode - M19 2NW

EPC Rating - D

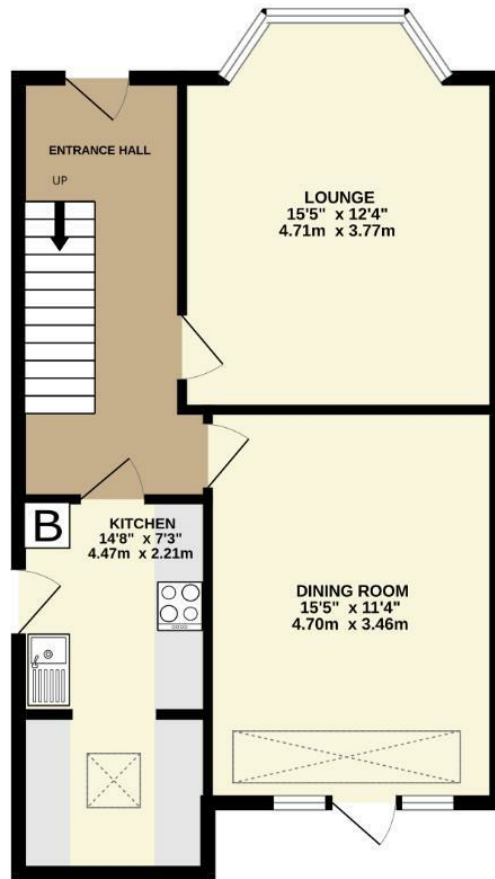
Floor Area - 1060.00 sq ft

Local Authority - Manchester City Council

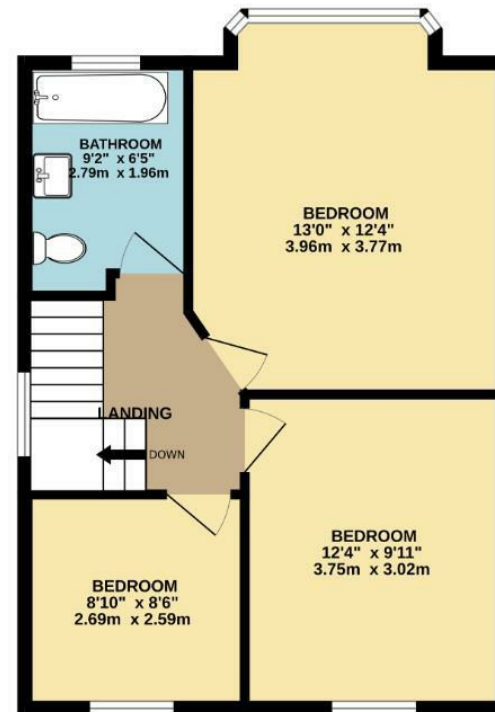
Council Tax - C



GROUND FLOOR
570 sq.ft. (52.9 sq.m.) approx.



1ST FLOOR
490 sq.ft. (45.5 sq.m.) approx.



TOTAL FLOOR AREA : 1060 sq.ft. (98.5 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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