



*jordan fishwick*

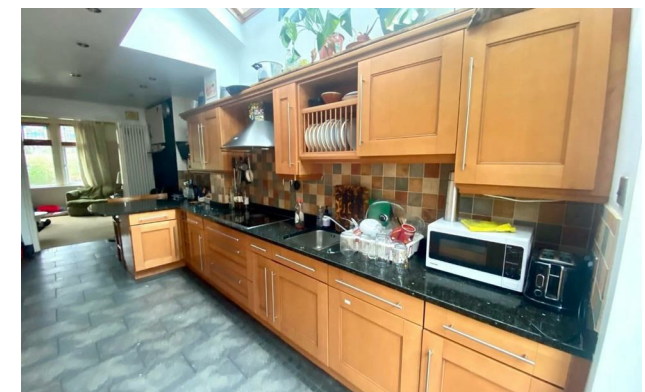
**BURNAGE**  
Burnage Hall Road





## Burnage Hall Road, Burnage, M19 2LD

£450,000



### The Property

A traditional bay-fronted DETACHED property, located within a highly regarded, popular and quiet residential area, Positioned on a large corner plot with gardens to 3 sides, driveway and integral garage to the front. Comprises briefly: Light and spacious entrance hall, lounge, separate dining room, breakfast kitchen with French doors leading to decked sitting area to rear and cloakroom/wc. To the first floor: Master bedroom with Juliet balcony and en suite shower room, three additional bedrooms and large family bathroom. Double glazing and gas central heating are both installed. Conveniently located with easy access to the Hospitals, Universities, Manchester City Centre and local schools. NO CHAIN.

### Directions

M19 2LD





- Four bed traditional detached property
- Positioned on a corner plot with gardens to 3 sides
- Two reception rooms plus breakfast kitchen
- En-suite to master bedroom
- Downstairs wc/cloakroom
- Garage & off road parking
- No chain

Postcode - M19 2LD

EPC Rating - D

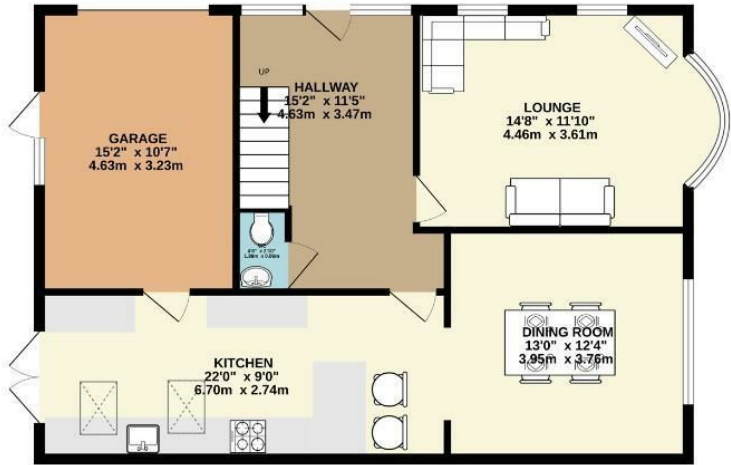
Floor Area - 1831.00 sq ft

Local Authority - Manchester City Council

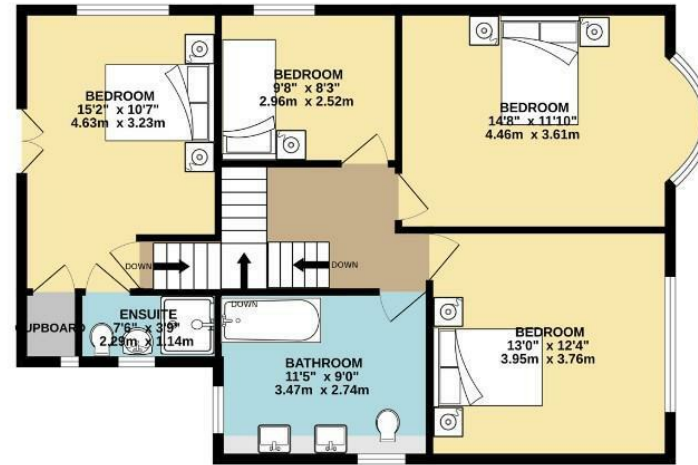
Council Tax - D



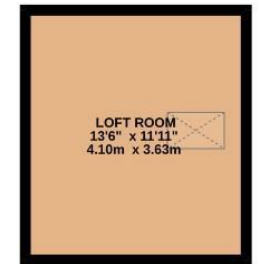
GROUND FLOOR  
863 sq.ft. (80.2 sq.m.) approx.



1ST FLOOR  
808 sq.ft. (75.0 sq.m.) approx.



2ND FLOOR  
160 sq.ft. (14.9 sq.m.) approx.



TOTAL FLOOR AREA : 1831 sq.ft. (170.1 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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