



*jordan fishwick*

**BURNAGE**  
Lindsay Road



## Lindsay Road, Burnage, M19 2LB

Offers Over £395,000

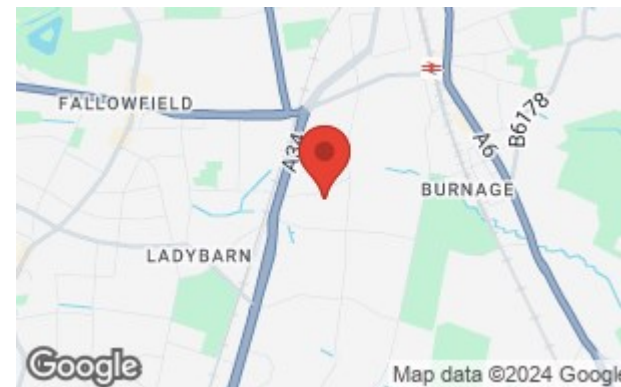


### The Property

A superb EXTENDED PERIOD SEMI DETACHED property offering BEAUTIFULLY PRESENTED living space throughout, with a convenient location and ATTRACTIVE WALLED COURTYARD REAR GARDEN. The living space is warmed by gas central heating, which is further complemented by double glazing and boasts numerous noteworthy features including solid wooden flooring and doors and period features. The accommodation comprises: A generous entrance hall with composite front door, 30ft through lounge/dining room with bay window to front and French doors leading to the Indian stone paved rear courtyard, modern kitchen with gloss white doors, wooden effect worktops over, Bosch built in appliances and tiled flooring. To the first floor: Three bedroom all with fitted wardrobes and a re-fitted bathroom with contemporary white suite and chrome fittings complete the impressive interior. To the front of the property there are wrought iron gates leading to Indian stone drive/paths. Internal viewing is a must to fully appreciate this property.

### Directions

M19 2LB



- Extended period semi detached property
- 30ft through lounge/dining room
- 20ft Breakfast kitchen
- Bosch built in appliances
- Fitted wardrobes to all bedrooms
- Presented to the highest of standards
- Re fitted bathroom suite
- Courtyard garden to rear

**Postcode** - M19 2LB

**EPC Rating** - D

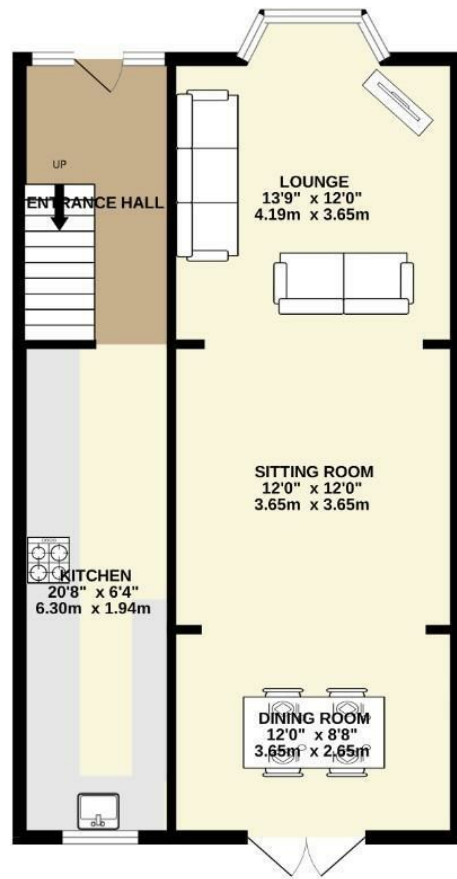
**Floor Area** - 1063.00 sq ft

**Local Authority** - Manchester City Council

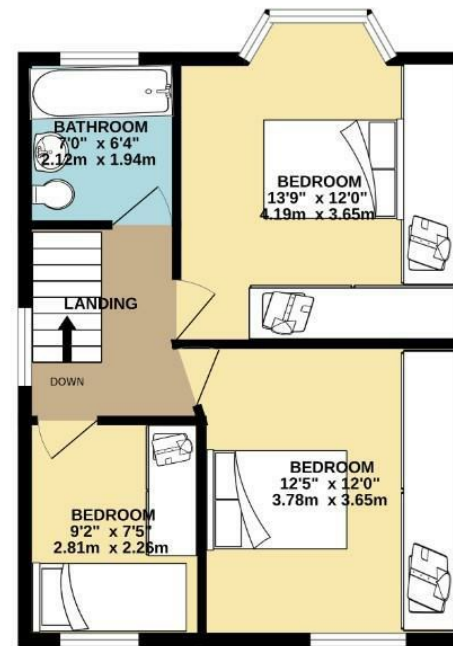
**Council Tax** - C



GROUND FLOOR  
607 sq.ft. (56.4 sq.m.) approx.



1ST FLOOR  
456 sq.ft. (42.3 sq.m.) approx.



TOTAL FLOOR AREA: 1063 sq.ft. (98.7 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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