



Kingsway, Burnage, Manchester, M19

£350,000

THREE BEDROOM SEMI-DETACHED WITH THREE TOILETS | Freehold

UNDER OFFER

Lancashire Properties are delighted to present this SPACIOUS SEMI-DETACHED three good size bedroom family house situated on Main A34, Kingsway, Manchester, M19. On the border between Burnage/Didsbury, it's excellent location benefits from being close to all local amenities which includes:

- A Tesco Superstore and an Aldi, both within a short walking distance.
- Centrally located with easy access to schools with Tithe Barn School, Priestnall School, Freshfield Nursey School, Didsbury Road Primary School etc.
- An excellent commute network with frequent buses on Kingsway such as the main 50 Bus, running frequently during peak periods, linking towards the City Centre. Additional services includes the Didsbury Metrolink Station and the East Didsbury/Burnage Train Line.

Briefly comprising of two Large Reception Rooms, a Kitchen, a dining / Utility room and a water closet on the ground floor; whereas, there are three good sized bedroom, a three piece family bathroom and second water closet on the first floor. An excellent sized property benefiting from gas central heating and full double glazing. Kitchen comprises of wall & base units with worktop incorporating a bowl sink with mixer tap. Bathroom comprises of a standard W.C., Wash Basin and a bathtub fitted with a shower mixer. Externally, there is a large rear garden to enjoy the Great British weather and a front and side driveway for off road parking.

Excellent family home for someone looking for a place close to local amenities and schools.

Dimensions are as follows:

Ground Floor -

Living Room 1 (11' 11" X 13' 8")
Double glazed bay window to the front aspect. Laminate floor. Ceiling light point. Heating radiator. Electric points.

Living Room 2 (11' 11" X 16' 2")
Double glazed bay window to the rear aspect. Laminate floor. Ceiling light point. Heating radiator. Electric points.

Dining / Utility Room (6' 10" X 9' 2")
Double glazed window to the left aspect. Laminate floor. Ceiling light point. Heating radiator. Electric points.

Kitchen (6' 10" X 8' 8")
Kitchen comprises of wall & base units with worktop incorporating a bowl sink with mixer tap. Double glazed window to left and rear aspects. Door on left aspect leading to garden.

Water Closet
Under stair. WC. Wash basin. Double glazed window to left aspect.

First Floor -

Bedroom 1 (10' 3" X 15' 11")
Double glazed bay window to the rear aspect. Laminate floor. Ceiling light point. Heating radiator. Electric points.

Bedroom 2 (10' 3" X 13' 11")
Double glazed bay window to the front aspect. Laminate floor. Ceiling light point. Heating radiator. Electric points.

Bedroom 3 (7' 8" X 9' 4")
Double glazed window to the front aspect. Laminate floor. Ceiling light point. Heating radiator. Electric points.

Bathroom (7' 8" X 6' 5")
Double glazed window to the rear aspect. Ceiling light point. WC. Wash basin. Bathtub with shower mixer.

Water Coset 2 (3' 9" X 2' 0")
Double glazed window to the left aspect. Lino floor. WC.

Notice:
The above property details should be considered as a general guide only for prospective purchasers. Lancashire Properties does not have any authority to give any warranty in relation to the property.

We would like to bring to the attention of any purchaser that we have endeavoured to provide a realistic description of the property, no specific survey or detailed inspection has been carried out relating to the property, services, appliances and any further fixtures and fittings/equipment.

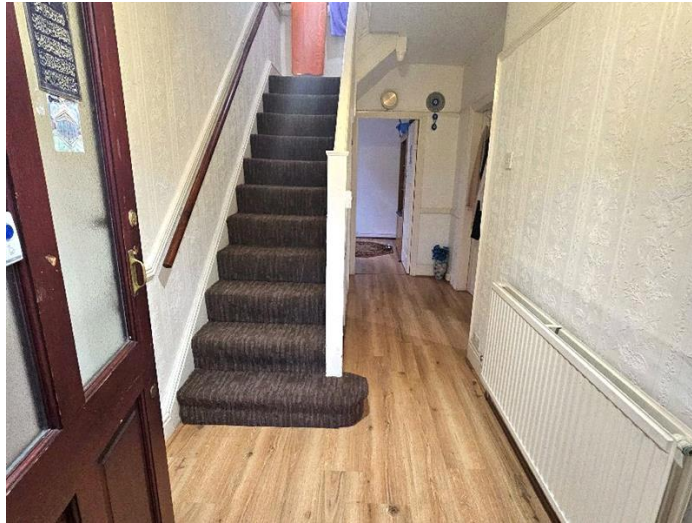
If double glazing has been stated in the details , the purchaser is advised to satisfy themselves as to the type and amount of double glazing fitted to the property.

We recommend all buyers to carry out their own survey/investigations relating to the purchase of any of our properties.

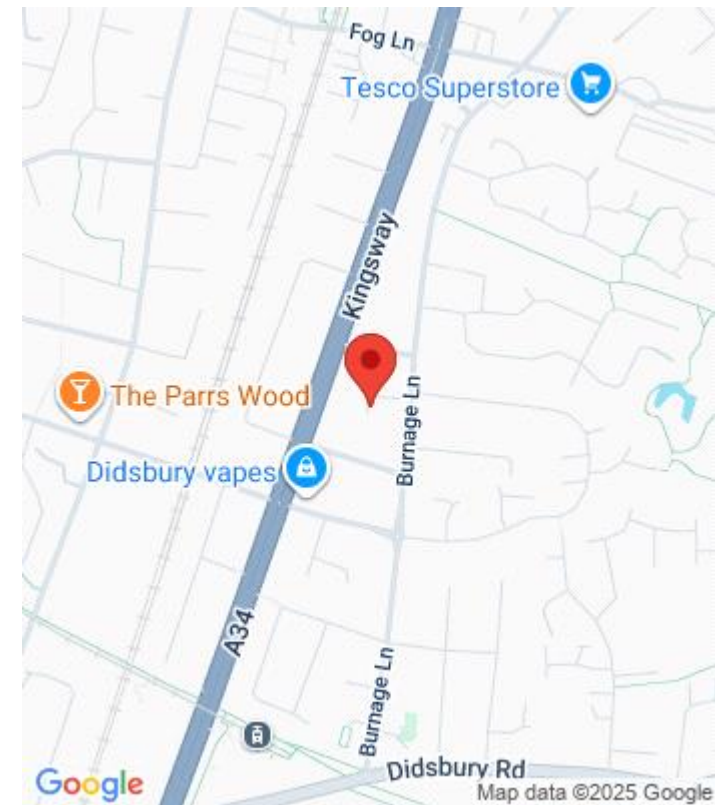
The mention of any appliances and/or services within these sales particulars does not imply they are in full and efficient working order.

While we endeavour to make our property details accurate and reliable, if there is any point, which is of particular interest to you, please contact the office and we will be pleased to check the information.

Council Tax Band: C (Manchester City Council)
Tenure: Freehold



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		

EU Directive 2002/91/EC

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.