



Errwood Road, Burnage, Manchester, M19

£370,000

RENOVATED SEMI-DETACHED IN BURNAGE | Leasehold

Lancashire Properties are delighted to present this FRESHLY RENOVATED DECEPTIVELY SPACIOUS three bed semi-detached house situated within the heart of Burnage. It's excellent location benefits from being close to all schools and amenities such as Alma Park Primary School, St Mary's RC Primary School, Levenshulme High School for Girls, Accasias school and many others all at walking distance. Excellently located between an Aldi on Kingsway and a Tesco on Stockport Road, both within close distance. Local butchers on Burnage Lane along with well known takeaway, The Food Box, as well as Burnage Health Clinic, which is just around the corner. The number 50 bus on Kingsway links South Manchester directly to the City Centre.

Briefly comprises of an entrance hall, a spacious living room, a large open plan kitchen with dining space and a water closet on the ground floor; whereas, three very well proportioned bedrooms and a three piece bathroom are on the first floor. Kitchen comprises of wall & base units with worktop incorporating a bowl sink with mixer tap. Bathroom fittings include a WC, wash basin and a bathtub fitted with a shower mixer.

Externally, there is a large front driveway for multiple cars off-road parking and a large lush green rear garden to enjoy the sunny summers.

Whole property is just been renovated with new plumbing, new kitchen, new bathroom, new floorings, new paint work and alot more. A ready to move in property with no further expense required.

Tenure: Leasehold
Years: 999 from July 1927 (901 years remaining)
Ground Rent: TBC

A property not to be missed! Book now to avoid any disappointment! Viewings highly recommended!

Dimensions are as follows:

Ground Floor -

Living Room (11' 2" X 11' 10")
Bay window to the front aspect. Ceiling light point. Carpeted floor. Heating radiator. Electric points.

Kitchen with Dining (14' 1" X 20' 1")
Double glazed window to the rear aspect. UPVC door to rear garden. Laminate and carpeted floor. Ceiling light point. Heating radiator. Electric points. Wall & base units with worktop incorporating a bowl sink with mixer tap.

Water Closet (3' 7" X 3' 11")
Toilet. Wash basin. Ceiling light point.

First Floor -

Bedroom 1 (14' 5" X 11' 6")
Double glazed window to the rear aspect. Ceiling light point. Carpeted floor. Heating radiator. Electric points.

Bedroom 2 (12' 6" X 11' 2")
Bay window to the front aspect. Ceiling light point. Carpeted floor. Heating radiator. Electric points.

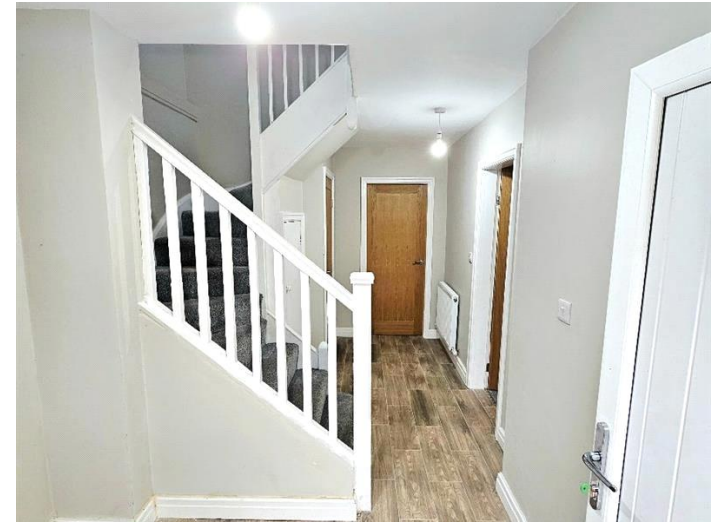
Bedroom 3 (8' 6" X 9' 6")
Window to the rear aspect. Ceiling light point. Carpeted floor. Heating radiator. Electric points.

Bathroom (5' 11" X 5' 7")
Double glazed window to the left aspect. Wash basin. Toilet. Bathtub with shower mixer.

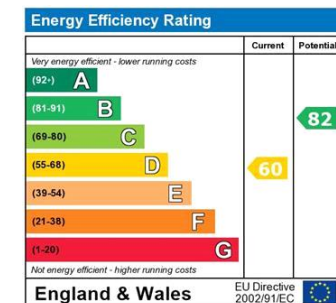
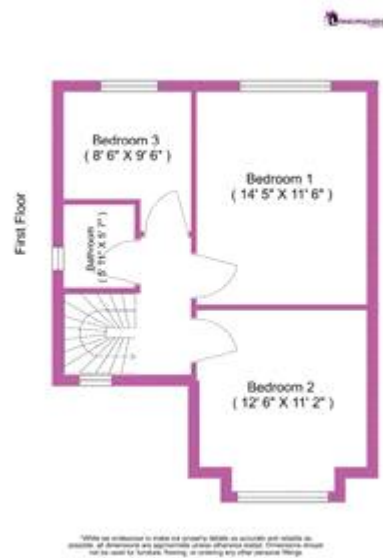
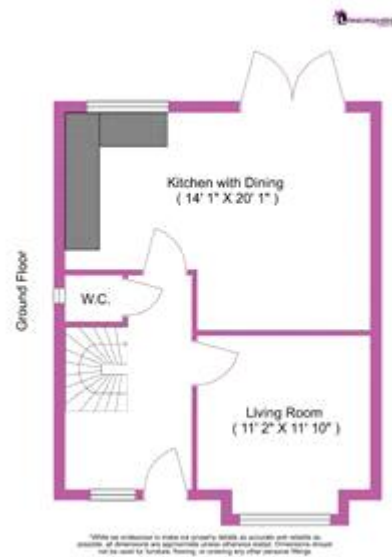
Notice:
The above property details should be considered as a general guide only for prospective purchasers. Lancashire Properties does not have any authority to give any warranty in relation to the property. We would like to bring to the attention of any purchaser that we have endeavoured to provide 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: Leasehold (999 years)
Parking options: Driveway, Off Street
Garden details: Front Garden, Rear Garden



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.



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.