

# JULIAN WADDEN







19 Barnfield Road  
Burnage  
Offers in excess of £190,000





Square Footage: 767  
Council Tax Band: A  
Tenure: Freehold  
Service Charge:  
Sat Nav Directions: M19 1QG

Offered to market with no onwads chain is this immaculately presented and easy to maintain three bedroom semi-detached family home located just off Burnage Lane within easy reach of excellent local amenities, major transport links and zoned for reputable schools, whilst the nearby villages of Heaton Moor & Didsbury are just a short drive from the property.

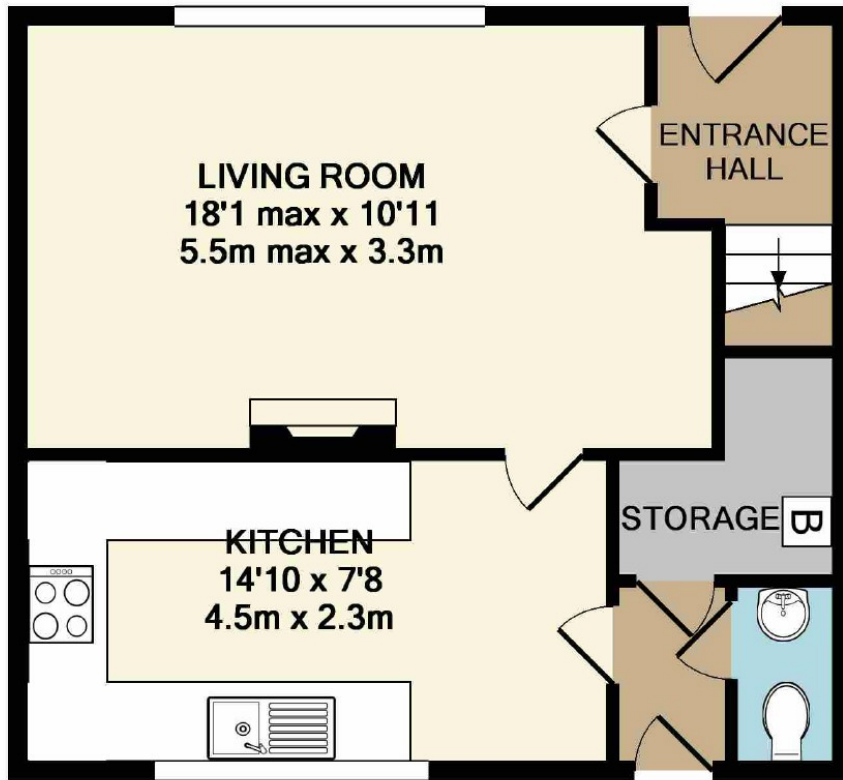
Having been significantly improved and tastefully refurbished throughout the property is ready to move into and comprises; entrance hall, a spacious living room with space for all the family, a modern kitchen complete with contemporary fitted units, a downstairs WC, large under stairs storage area and rear porch leading out to the garden.

The first floor accommodates three bedrooms, two good sized double rooms and a single third, whilst the family bathroom is complete with white three piece suite.

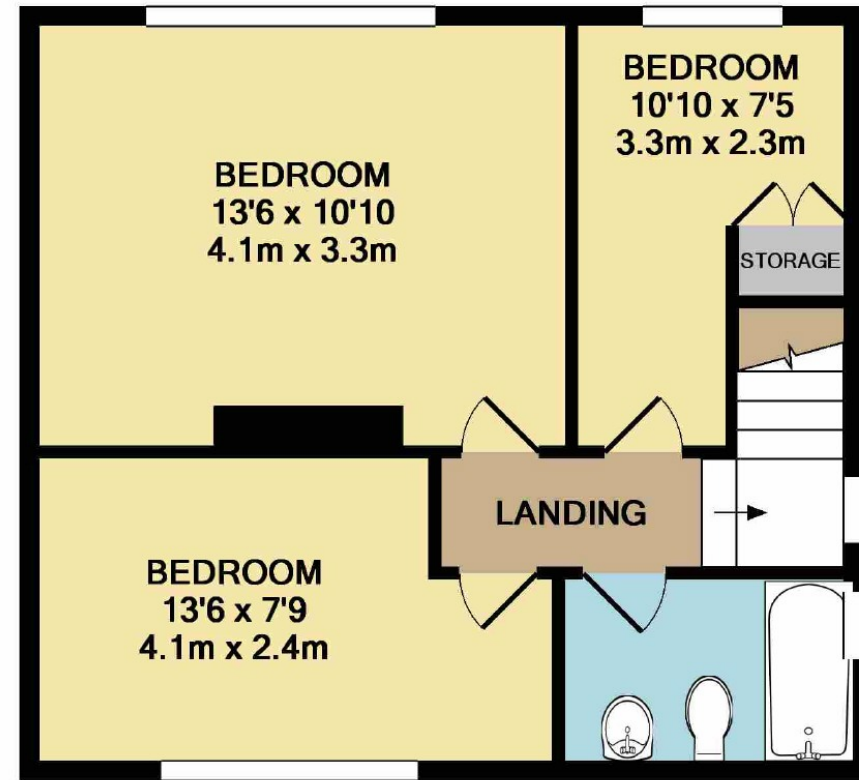
Externally the property enjoys a low maintenance front garden, large driveway which extends to the side of the property leading to the detached garage. To the rear is a practical paved garden with panel fence surround.

A great opportunity for first time buyers and young families to purchase well presented spacious home occupying a convenient location, contact our office for further details.





GROUND FLOOR  
APPROX. FLOOR  
AREA 386 SQ.FT.  
(35.9 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 381 SQ.FT.  
(35.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 767 SQ.FT. (71.2 SQ.M.)  
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