



38 St Margarets Avenue, Burnage
Manchester

£180,000

**GASCOIGNE
HALMAN**

THE AREA'S LEADING ESTATE AGENCY



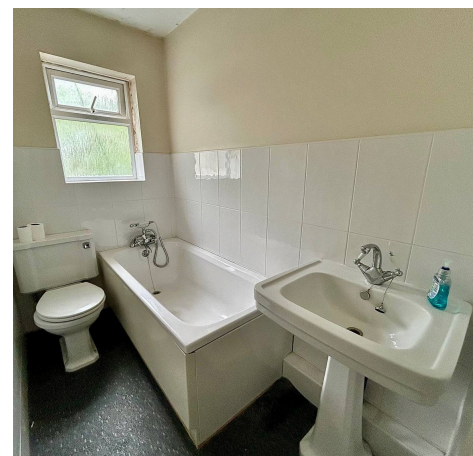
38 St Margarets Avenue

Burnage, Manchester

Council Tax band: A

Tenure: Freehold

- A Period Mid Terrace Property
- Set in a Convenient Location, Close to Excellent Transport Links and Local Amenities
- Requiring Updating and Modernisation
- Two Good Sized Bedrooms and Fitted Three Piece Bathroom Suite
- Bay Fronted Living Room and Open Plan Dining Kitchen
- On Street Parking and Enclosed Westerly Facing Garden



38 St Margarets Avenue

Burnage, Manchester

This charming two-bedroom period mid-terrace property offers an excellent opportunity for buyers seeking a home to update and modernise to their own taste. Set in a convenient location, the house is within easy reach of excellent transport links and a range of local amenities, making it ideal for professionals, couples, or small families. Offered to the market with No Vendor Chain.

The accommodation features a bay-fronted living room that provides a bright and welcoming space at the front of the property. To the rear, there is an open plan dining kitchen with ample room.

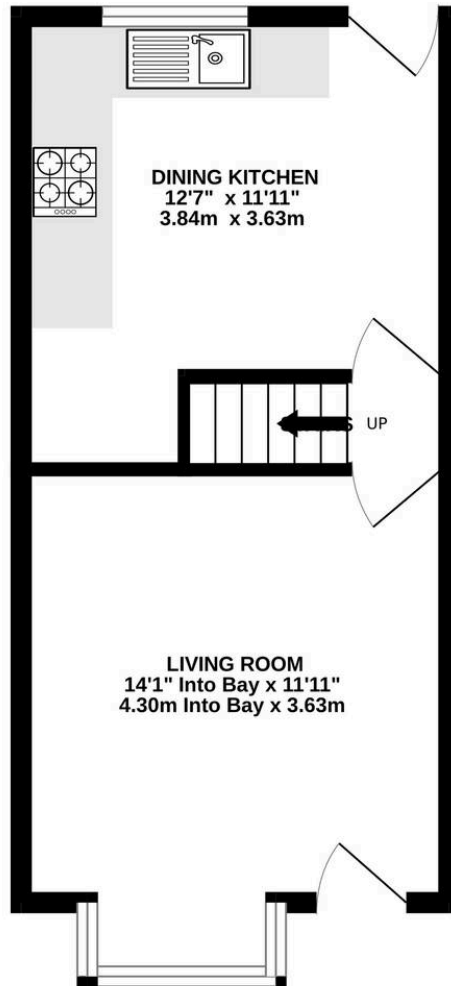
Upstairs, you will find two good-sized bedrooms with the primary bedroom benefiting from built in wardrobes, alongside a fitted three-piece bathroom suite. The property benefits from traditional period features, providing a sense of character and charm throughout. On-street parking is available to the front of the property, adding to the overall convenience.

To the rear of the house, you will find an enclosed westerly facing garden, which provides a private and secure outdoor space. The property also offers any buyer the opportunity to extend (subject to planning permission) to enhance and provide further living accommodation.

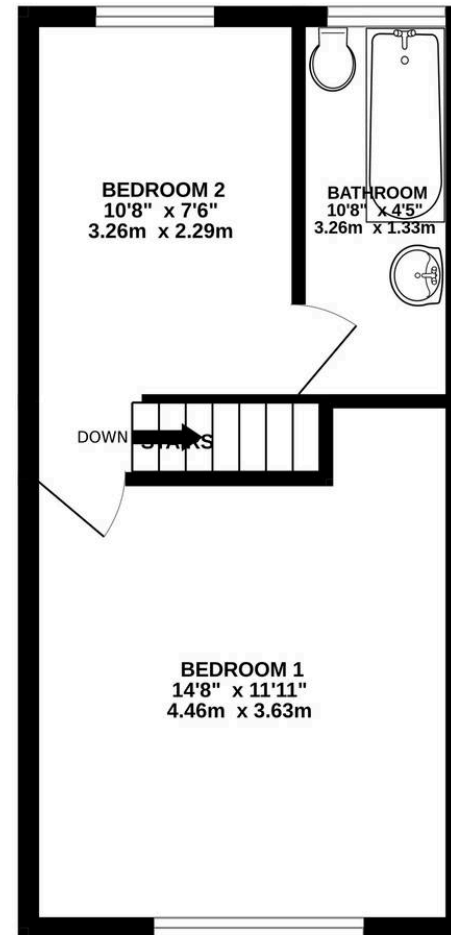
Situated in a highly convenient location, this property has excellent links to Manchester City Centre and the Airport via the metrolink (East Didsbury) and Mauldeth Road train station, as well as the national motorway along nearby Kingsway (A34) and the A6. Nearby there is more than adequate day to day shopping requirements with Aldi and Tesco superstore being so close at hand. It is also ideally positioned for access to Didsbury and the Pars Wood Entertainment Complex.



GROUND FLOOR
304 sq.ft. (28.2 sq.m.) approx.



1ST FLOOR
301 sq.ft. (28.0 sq.m.) approx.





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