

19 St. Margarets Avenue, Burnage
Manchester

£275,000

**GASCOIGNE
HALMAN**

THE AREA'S LEADING ESTATE AGENCY



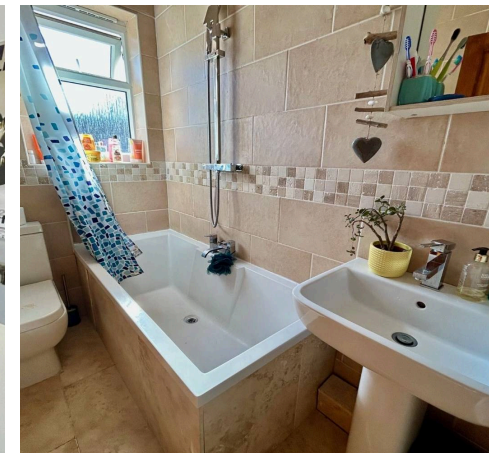
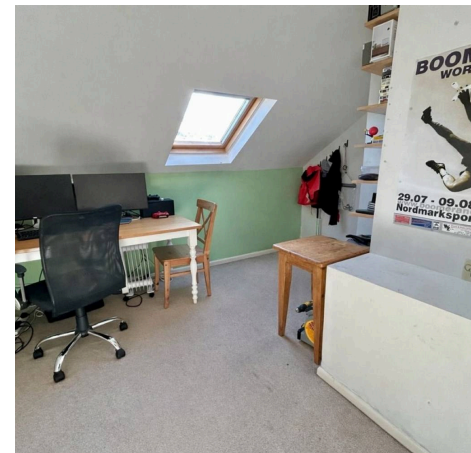
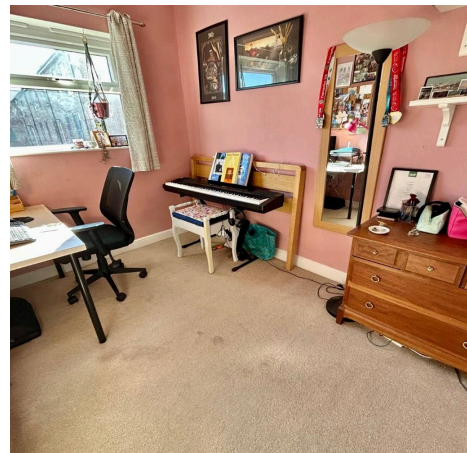
19 St. Margarets Avenue

Burnage, Manchester

Council Tax band: A

Tenure: Freehold

- A Spacious and Well Presented Mid Terrace Property
- Offering a Highly Impressive 966 SQ FT Over Three Floors
- Two Good Sized Bedrooms and a Three Piece Bathroom Suite
- Useful Loft Room Currently Being Used As An Office
- On Street Parking and a Private Rear Garden
- Close to Local Amenities and Excellent Transport Links
- Ideal for a Wide Range Of Buyers



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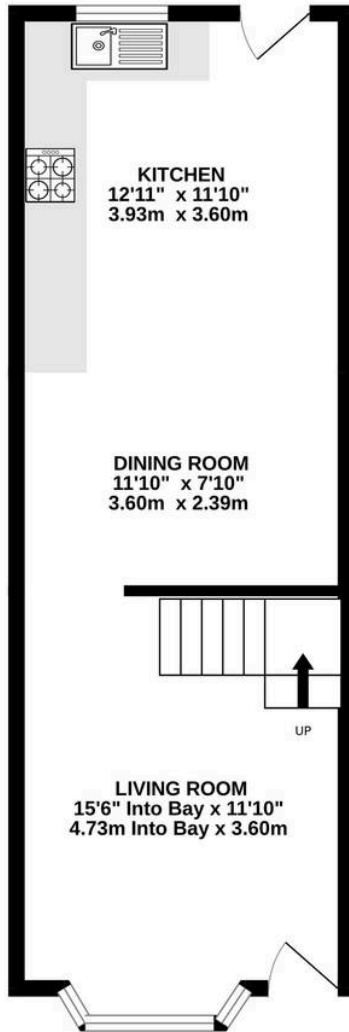
A spacious and tastefully extended two double bedroom, bay fronted mid terrace property. Located on a highly sought after cul de sac and only moments away from excellent transport links and local amenities. Measuring a highly impressive 966 SQ FT over three floors over accommodation. On street parking and a private rear garden with access to a communal alleyway. Ideal for first time buyers and benefiting from a loft room which is currently being used as an office. Internally the property comprises of; a bay fronted living room with a feature fireplace and stairs leading to the first floors. To the rear of the ground floor you are greeted by a spectacular, open plan family/dining kitchen. The kitchen is complete with integrated appliances, modern fitted units and an impressive over 19 ft in length. To the first floor there are two good sized bedrooms, the primary bedroom is located to the front of the property and offers an excellent storage cupboard. A three piece contemporary bathroom suite serves both bedrooms.

The second floor has been further extended to add additional accommodation, currently being used as an office with ample eaves storage. Externally you approach the property via a gated entrance, to the rear there is a courtyard, private rear garden with walled boundaries and access to a communal alleyway.

Burnage is very well located with excellent links to Manchester City Centre and the national motorway network along nearby Kingsway (A34) and the A6. The centre of Burnage offers more than adequate day to day shopping requirements especially with the Tesco superstore being so close at hand. Parrs Wood Entertainment Complex is also nearby, facilities here include bowling, a multiplex cinema and a gymnasium. Burnage and Mauldeth Road stations offer additional commuter services to Manchester and the airport.



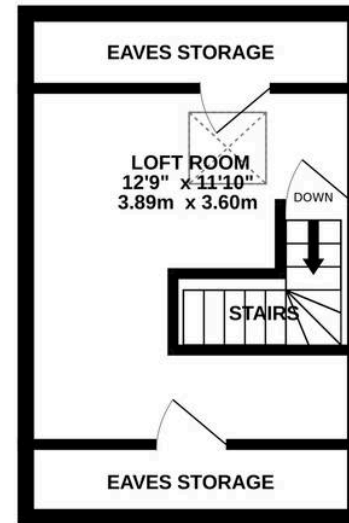
GROUND FLOOR
420 sq.ft. (39.1 sq.m.) approx.



1ST FLOOR
332 sq.ft. (30.9 sq.m.) approx.



2ND FLOOR
213 sq.ft. (19.8 sq.m.) approx.



TOTAL FLOOR AREA : 966 sq.ft. (89.8 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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