



9 Kenwood Avenue, Burnage
Manchester

£365,000

**GASCOIGNE
HALMAN**

THE AREA'S LEADING ESTATE AGENCY



9 Kenwood Avenue

Burnage, Manchester

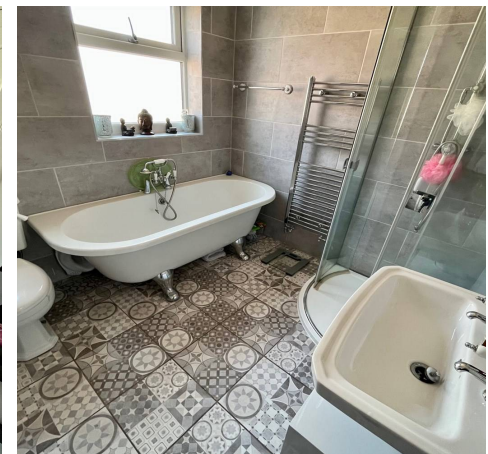
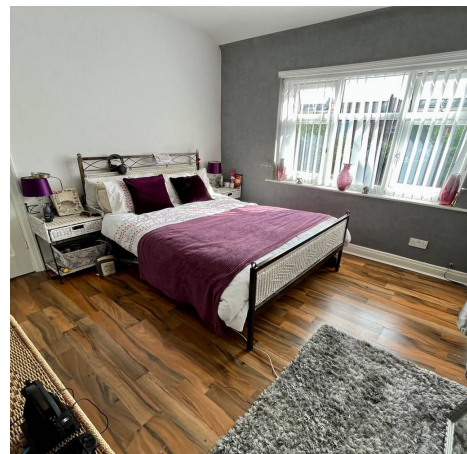
Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Off Road Parking, Detached Garage and a Generous Rear Garden
- Close to Excellent Transport Links and Local Amenities
- Located on a Quiet but Popular Cul-De-Sac
- A Superb and Well Presented Bay Fronted Semi Detached Property
- Three Good Sized Bedrooms and Stylish Fitted Four Piece Bathroom Suite
- Bay Fronted Open Plan Living/Dining Room and Modern Fitted Kitchen



9 Kenwood Avenue

Burnage, Manchester

A well appointed and presented bay fronted semi detached property situated in a quiet cul-de-sac location. The accommodation benefits from immaculate decor throughout and measures an impressive 1008 SQ FT. Positioned close to excellent transport links and local amenities with off road parking for multiple vehicles and large rear landscaped garden with a detached garage. The property also benefits from a huge potential to extend and add value (STPP).

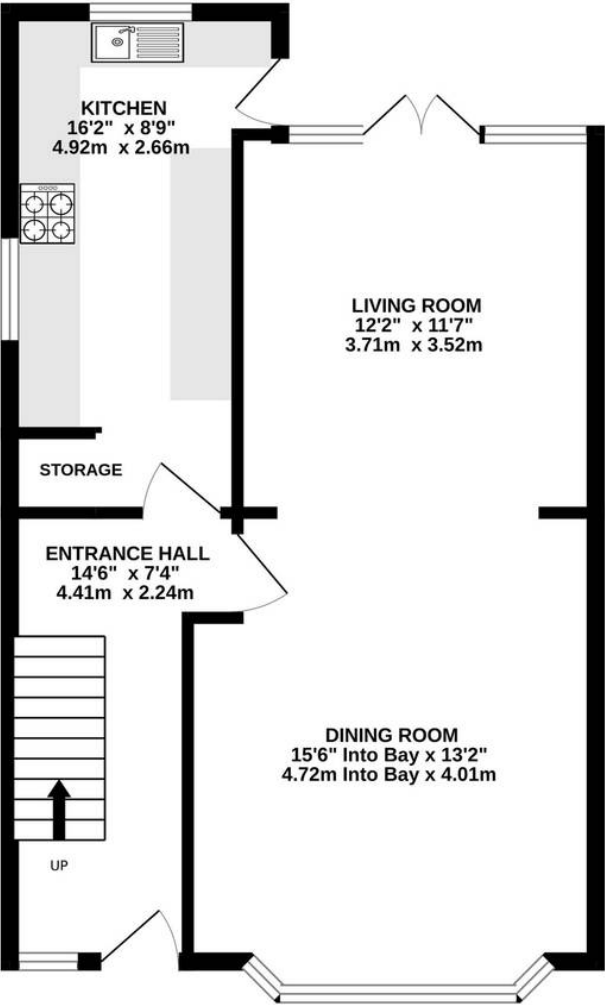
Internally the property comprises of; a welcoming entrance hallway with useful under stairs storage cupboard. A superb bay fronted dining room which has been opened up to create a stunning open plan dining/living room which benefits from a feature fireplace and french doors which overlook the rear garden. A modern fitted kitchen completes the ground floor.

To the first floor there are three good sized bedrooms with the main bedroom boasting built in wardrobes. A stylish four piece bathroom suite serves all three bedrooms.

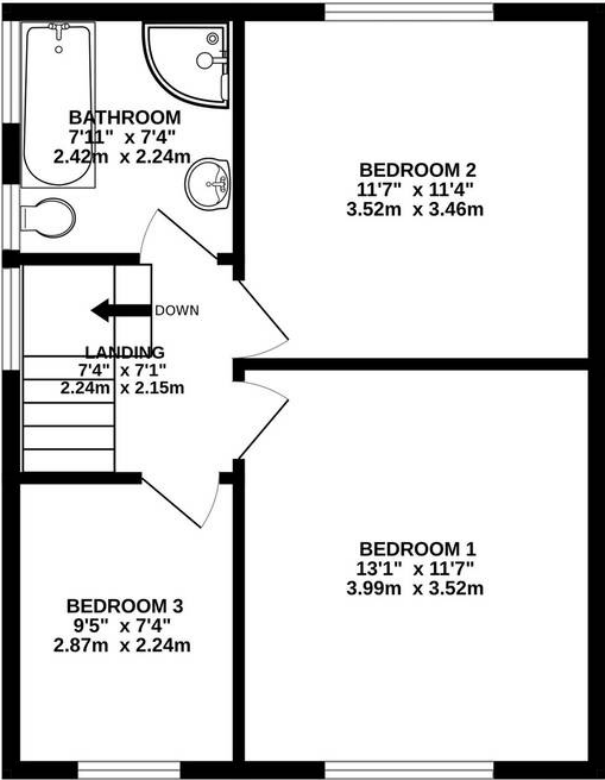
Externally the property is located on a quiet cul-de-sac with off road parking for multiple vehicles, a secure gate provides access to the generous rear landscaped garden with a detached garage.



GROUND FLOOR
547 sq.ft. (50.8 sq.m.) approx.



1ST FLOOR
461 sq.ft. (42.9 sq.m.) approx.





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