



39 Burlington Road, Withington
Manchester

£750,000

**GASCOIGNE
HALMAN**

THE AREA'S LEADING ESTATE AGENCY



39 Burlington Road

Withington, Manchester

Council Tax band: E

Tenure: Freehold

- A Spacious and Well Presented, Period Semi Detached Property
- Boasting Stunning Original Features Throughout
- Measuring a Highly Impressive 2503 SQ FT
- Four Large Reception Rooms and a Modern Fitted Kitchen
- Four Good Sized Bedroom, A stylish Four Piece Bathroom Suite and Additional Loft Room
- On Street Parking, a Generous Private Landscaped Rear Garden
- Located in a Highly Desirable Location, Close to Local Amenities and Excellent Transport Links



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Withington is located beyond Didsbury towards Manchester City Centre. For the commuter Wilmslow Road provides excellent access to the city centre. The A34 and Princess Road also give excellent commuter access to the city centre and the national motorway network. Withington Centre is located on along Wilmslow Road, offers more than adequate shopping facilities for everyday requirements. Mauldeth Road railway station nearby, provides commuter services to Manchester City centre and Manchester International Airport. Withington is ideally situated for ease of access to both University and hospital complexes at The Christie and Manchester Royal Infirmary. Schools and recreational facilities in the area are good.



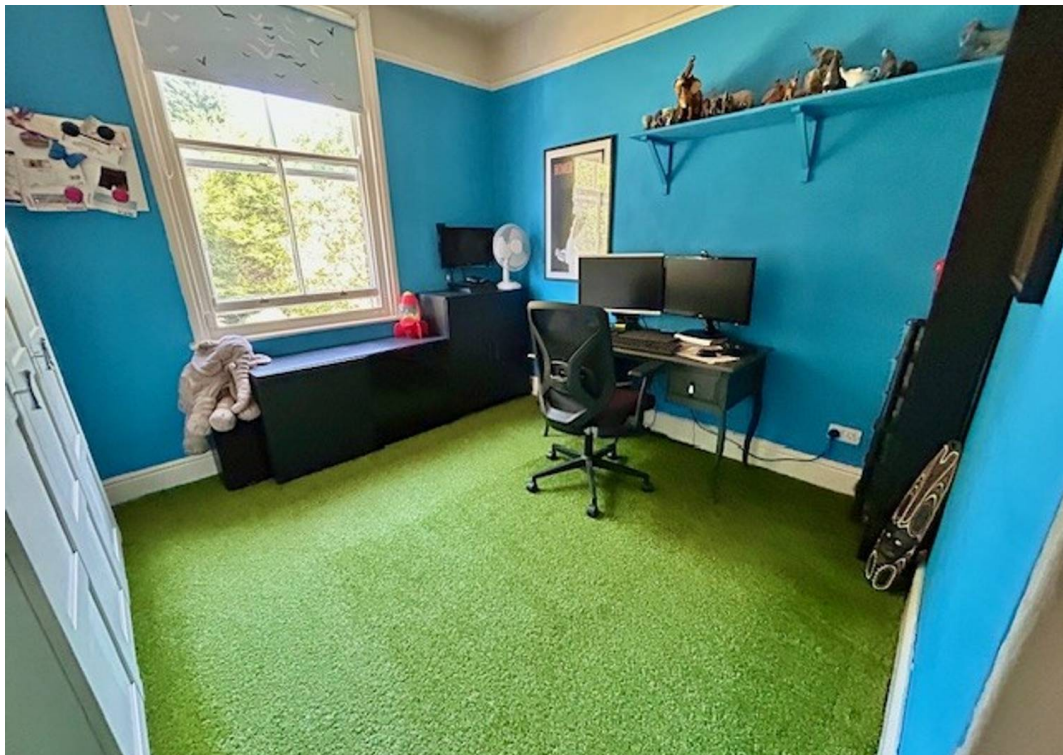
39 Burlington Road

Withington, Manchester

This exceptional four bedroom semi detached house offers a rare opportunity to acquire a spacious and well presented period property, set within one of the area's most sought after locations. Measuring an impressive 2,503 square feet, the house is thoughtfully arranged over three floors and showcases a wealth of stunning original features, including ornate cornicing, decorative fireplaces, and elegant sash windows.

The ground floor comprises four generously proportioned reception rooms, providing versatile space. The modern fitted kitchen is designed with both style and functionality in mind, featuring contemporary units, integrated appliances, and ample workspace. The living room to the front of the property is complete with a bay fronted window and attractive log burning stove whilst the sitting room benefits from a feature fireplace and doors leading out to the rear garden. To the rear of the ground floor you are greeted by a useful utility room and a further light and airy reception room that overlooks the garden.



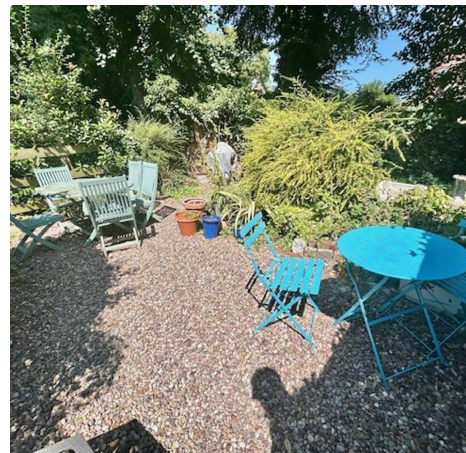
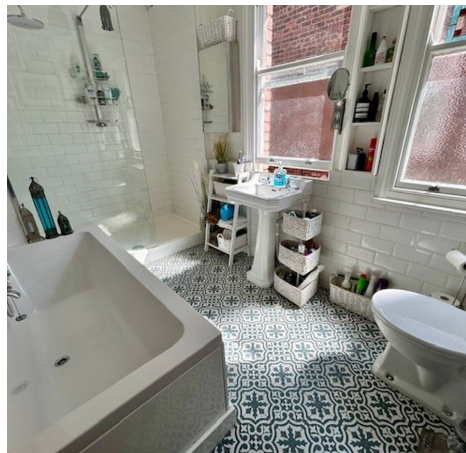


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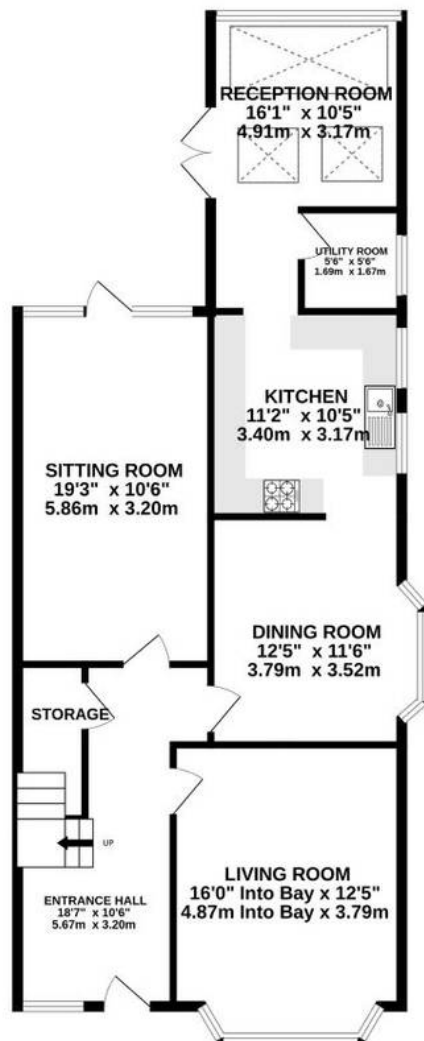
Withington, Manchester

Upstairs, you will find four good sized bedrooms, all with plenty of natural light, alongside a stylish four piece bathroom suite finished to a high standard. The additional loft room, accessed via a fixed staircase, offers further flexibility as a home office, playroom, or guest accommodation. On street parking is available, and the property is ideally positioned close to local amenities, highly regarded schools, and excellent transport links, making it perfect for families and professionals alike.

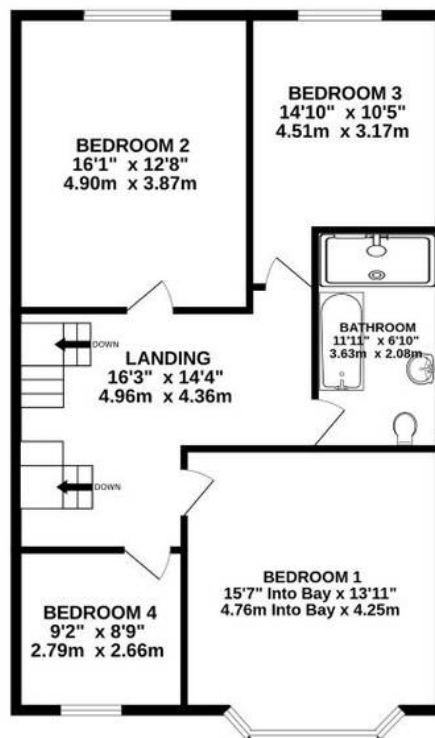
The property benefits from a generous private landscaped rear garden, providing a tranquil retreat from the bustle of daily life. Mature planting and well maintained borders offer year round interest and privacy, while a large lawned area is ideal for children to play or for outdoor entertaining. A paved patio area directly accessed from the house is perfect for al fresco dining or relaxing with friends and family. The garden also features a useful storage shed and secure gated access to the rear.



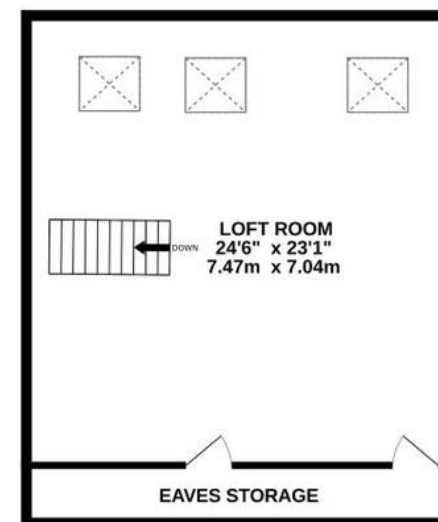
GROUND FLOOR
980 sq.ft. (91.0 sq.m.) approx.



1ST FLOOR
885 sq.ft. (82.2 sq.m.) approx.



2ND FLOOR
638 sq.ft. (59.3 sq.m.) approx.



TOTAL FLOOR AREA : 2503 sq.ft. (232.6 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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