

65 Arbor Avenue, Burnage, Manchester, M19 1EZ

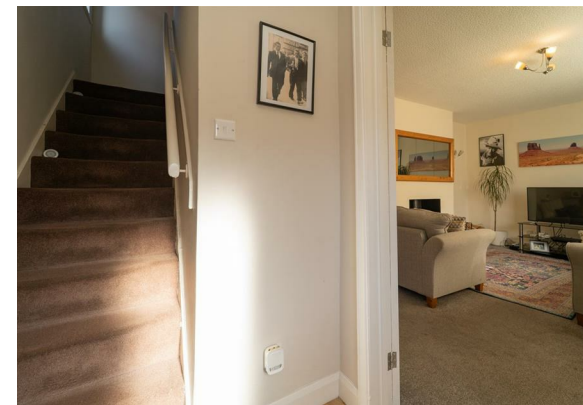


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Offers In The Region Of £290,000

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VIDEO TOUR AVAILABLE A delightful THREE BEDROOM semi-detached home, situated in a popular residential area, just off Errwood Road. Ideally located only a stone's throw from Cringle Park and within easy reach of excellent transport links, providing convenient access to Manchester city centre, Manchester Airport, and the Fallowfield Loop, positioned on Burnage Lane. The property also falls within the catchment area of several highly regarded schools, making it an ideal choice for families. This well-planned property consists of an entrance hallway, a bright front-facing lounge, a downstairs W.C and a spacious fitted kitchen that opens into the conservatory. The conservatory enjoys views over the enclosed rear lawned garden and provides direct access outside, completing the ground floor accommodation. To the first floor there is landing leading to three good sized bedrooms, and a three-piece bathroom suite. The property further benefits from gas-fired central heating and a paved driveway offering convenient off-road parking. To the rear, there is an enclosed lawned garden with a paved patio area. Internal inspection is highly recommended to fully appreciate what this home has to offer.





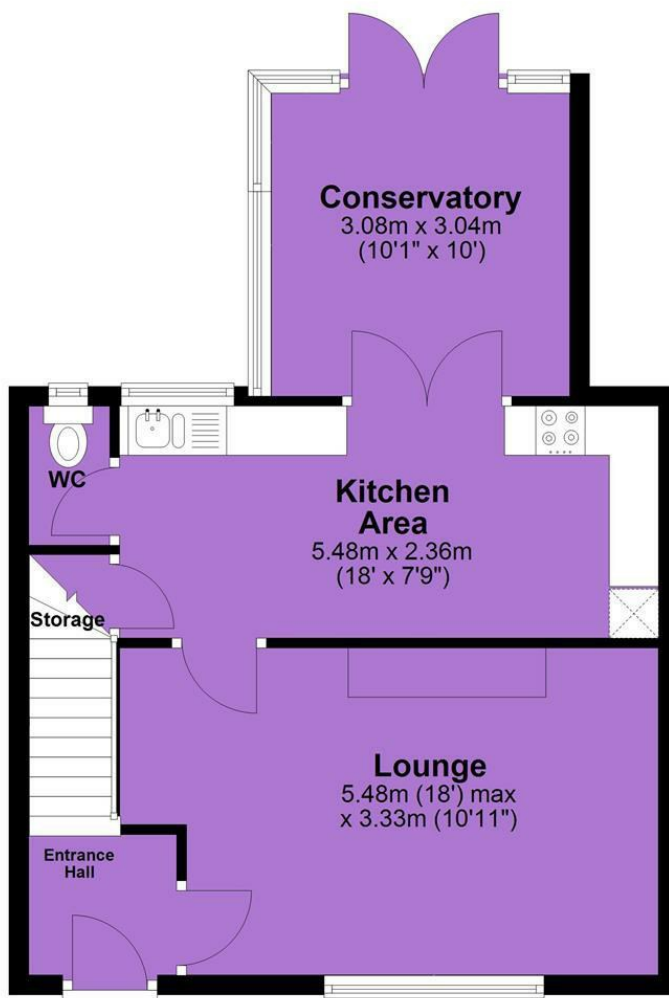
EPC Chart

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	67	74
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	



Tenure: **Freehold** Council Tax Band: **A**

Ground Floor



First Floor



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