



Errwood Road, Burnage, Manchester

Guide Price: £240,000

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Situated in a peaceful cul-de-sac location, opposite the tranquil Cringle Fields Park, this charming three-bedroom semi-detached home offers an exciting opportunity for family living. Positioned on a desirable corner plot, this property provides a spacious and well-proportioned layout, perfect for anyone looking to create their ideal family home.

Inside, you'll find two generous reception rooms, currently set up as a lounge and dining area, with sliding doors that provide the option for an open-plan living space. The kitchen, while modern, presents an opportunity for updating to match your personal style. The property also includes a bright and airy sunroom, adding extra living space, as well as a convenient downstairs WC.

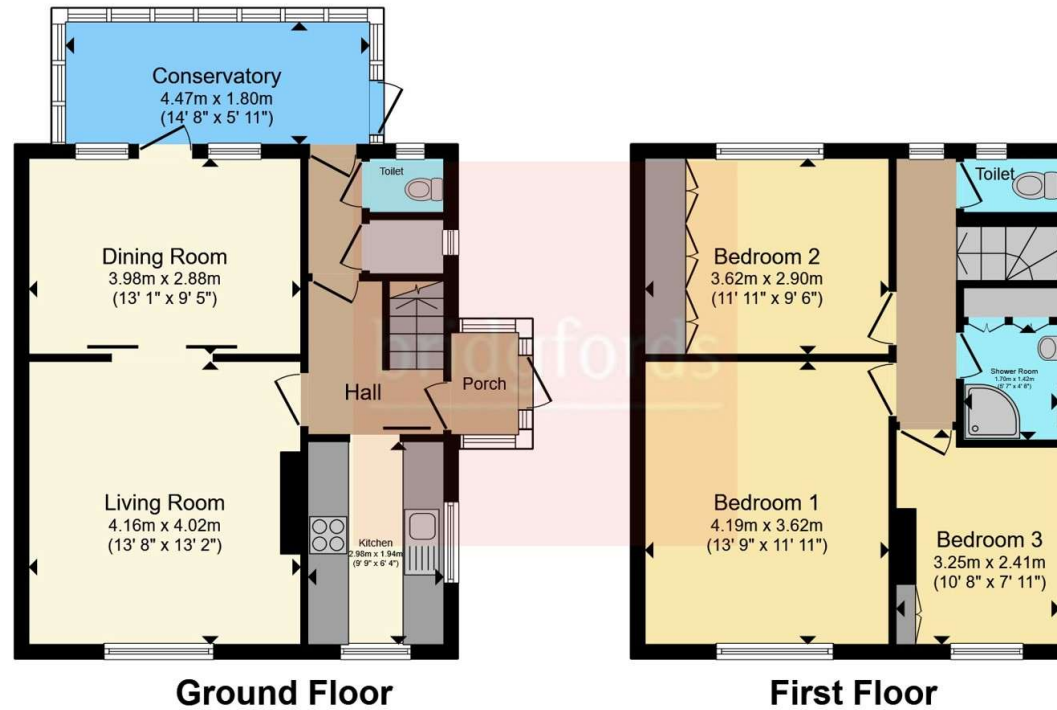
On the first floor, there are three good-sized bedrooms, along with a family shower room and a separate WC.

Externally, the property boasts a large front garden and a separate garage with driveway parking, offering off-road parking for multiple vehicles. The rear garden is paved for low-maintenance living, ideal for busy families.

Additionally, the property was rewired in 2019, providing peace of mind with the electrical system. There is also the potential to extend the property on the side, offering further room to grow.

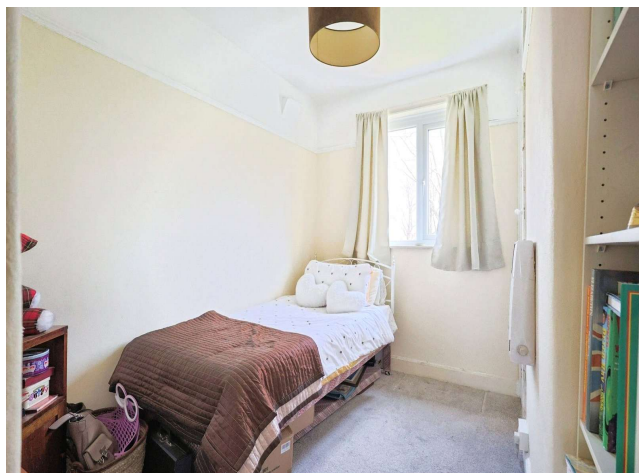
With its good overall condition and ample potential for modernisation, this home is perfect for someone looking to add their own touch and create their dream living space.





Total floor area 97.7 m² (1,052 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



Council Tax Band: **A**

Tenure: **Freehold**

Service Charge: **£0**

Years Left on Lease: **0**

Ground Rent: **£0**

Viewing by appointment

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Interested parties should satisfy themselves, by inspection or otherwise as to the accuracy of the description given and any floor plans shown in these property details. All measurements, distances and areas listed are approximate. Fixtures, fittings and other items are NOT included unless specified in these details. Please note that any services, heating systems, or appliances have not been tested and no warranty can be given or implied as to their working order.

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