Leaburn Drive, Burnage, Manchester

Asking Price: £300,000

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DAN BROWN

This charming 3-bedroom property, nestled in a sought-after cul-de-sac just off Burnage Lane, offers an ideal blend of convenience and comfort in a prime location.

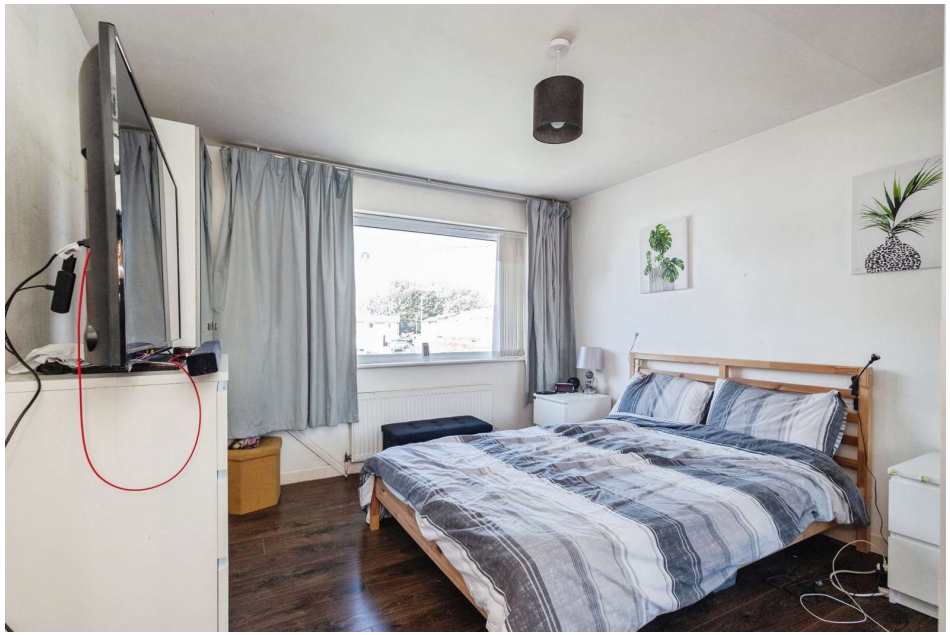
Perfectly positioned within walking distance of scenic walks, the tram station, Parrs Wood Entertainment Centre, excellent schools, and a range of local amenities, this home is designed for modern family living.

The well-presented ground floor features a welcoming porch, leading to entrance hall, a spacious living/dining room filled with natural light, a fitted kitchen to the rear, and a convenient garage at the front.

Upstairs, you'll find three generously sized bedrooms, a family bathroom, and a separate toilet, all complemented by ample storage space throughout.

Outside, the property boasts a driveway and garage for off-road parking or storage, and well-maintained front and rear gardens, providing plenty of outdoor space.

This fantastic family home must be viewed to be fully appreciated.



Ground Floor

First Floor

Total floor area 99.3 m² (1,069 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 PropertyBox

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Council Tax Band: **C**

Tenure: **Freehold**

Service Charge: **£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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