jordan fishwick

**BURNAGE**
Shawbrook Road

# Shawbrook Road, Burnage, M19 1JF

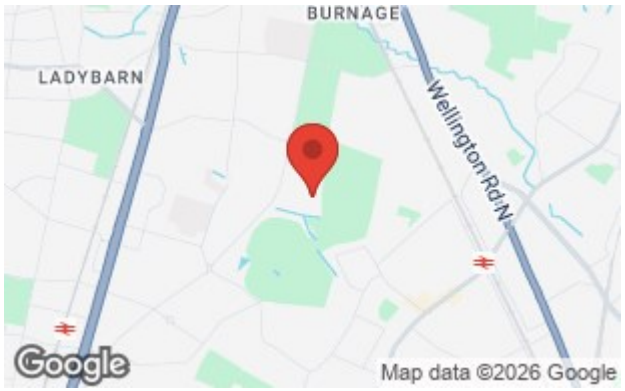
£375,000

## The Property

An impressive, SIGNIFICANTLY EXTENDED, three bedroom semi detached property, located in a popular residential area in Burnage, close to local schools, parks and transport links and only a short walk to Heaton Moor Village. In brief:- Entrance hallway, large lounge with fitted storage cupboards, an impressive open-plan kitchen/living/dining room with sky lights and bi-fold doors opening to the landscaped rear garden, utility room and w/c. To the first floor, a recently fitted family bathroom, master bedroom with fitted wardrobes and two further bedrooms. Externally the property benefits from a large lawned garden with sheltered BBQ and seating area, along with a paved driveway to the front providing off-road parking.

## Directions

M19 1JF



- Three good sized bedrooms
- Significantly extended
- Open plan kitchen/dining/living space
- Newly fitted bathroom
- Utility & downstairs w/c
- Double glazing & gas central heating
- Driveway for off-road parking
- Large landscaped rear garden
- Close to amenities

Postcode - M19 1JF

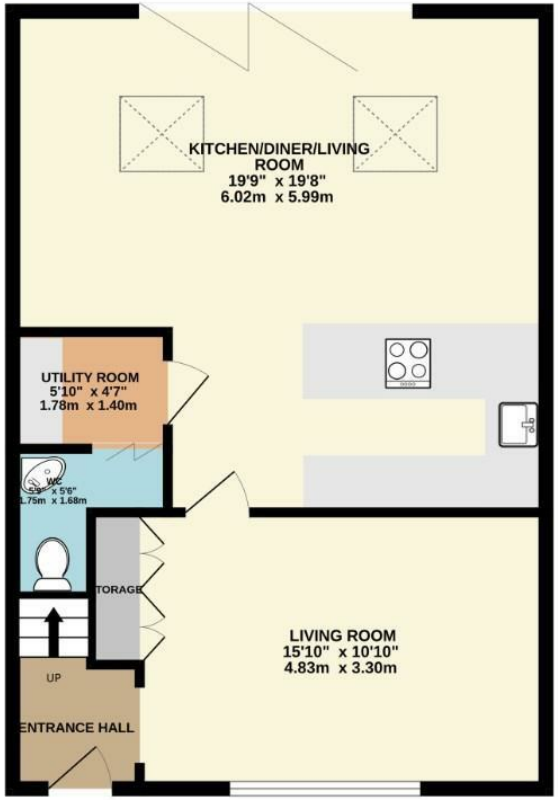
EPC Rating - C

Floor Area - 1025.00 sq ft

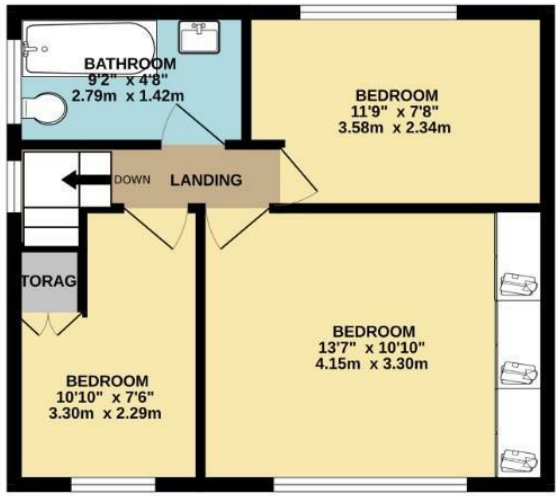
Local Authority - Manchester City Council

Council Tax - A

GROUND FLOOR
638 sq.ft. (59.3 sq.m.) approx.




1ST FLOOR
387 sq.ft. (36.0 sq.m.) approx.




TOTAL FLOOR AREA : 1025 sq.ft. (95.3 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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