



# 7 Burcot Road, Beswick, Manchester, M11 3DN

Nestled on the charming Burcot Road in Manchester, this delightful Two-bedroom mid-townhouse presents an excellent opportunity for those seeking a comfortable and inviting home. With two well-proportioned bedrooms, this property is ideal for small families, couples, or individuals looking for a peaceful retreat.

Upon entering, you are welcomed into a spacious reception room that leads into a well sized garden with a garden shed. The property features a well-appointed bathroom, ensuring convenience and comfort for all residents. The kitchen included integrated, washing machine, fridge/freezer, oven/hob and extractor fan. The property includes parking for one car on the driveway.

## Offers Around £270,000

### Viewing arrangements

Viewing strictly by appointment through the agent

245 Deansgate, Manchester, M3 4EN 0161 833 9499 opt 3

### The Building

Burcot Road is a lovely location, offering a blend of tranquillity and accessibility. Residents can enjoy nearby amenities, including shops, parks, and excellent transport links, making it easy to explore all that Manchester has to offer.

In summary, this house on Burcot Road is a wonderful opportunity for anyone looking to settle in a vibrant community while enjoying the comforts of a well-designed home. Don't miss the chance to make this property your own.

### Hallway

14'0" x 4'2"

Access to all rooms on the ground floor, laminate flooring, spot lighting

### Kitchen / Dining Room

7'7 x 15'3

Astracast bowl and half sink, Bosch stainless steel gas hob, brushed steel

single oven, stainless steel double oven, chimney hood, Indest dishwasher, Indest Fridge Freezer, Indest Washing Machine, work-top upstands, recycling bins, Ceramic Tile Flooring.

### Living Room

15'9 x 10'9

Laminate Flooring, Tv Access points, Spot Lighting, Storage Room, Electrical socket points, UPVC window and double doors.

### W/C

4'9" x 4'0"

Hand Wash basin, WC, Radiator UPVC window.

### Master Bedroom

15'9 x 10'3

Laminate Flooring, Fitted Wardrobes, Storage, spot Lighting, radiator.

## Bedroom One

8'6 x 13'3

Laminate Flooring, Fitted Children's bed, Spot Lighting, Radiator, UPVC window.

## Bathroom

6'11 x 5'11

White Kohler Sanitaryware, half wall tiling behind wash hand basin and to side of bath. Mira Coda thermostatic shower and wall mirror.

## Garden

Children's play area, part grass and paving slabs, Garden Shed incorporating secure cycle store. Compost Bin.

## Externally

Saxon Paving to front garden paths. Natural Paving flags to patio area and rear garden paving, turfed front and rear gardens. Parking space on the front drive.

## Additional Information

Leasehold details- 250 years from 2002

Ground Rent- £100.00

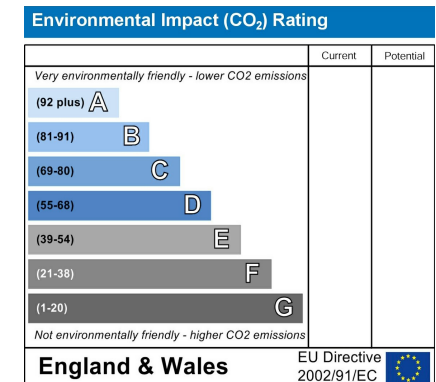
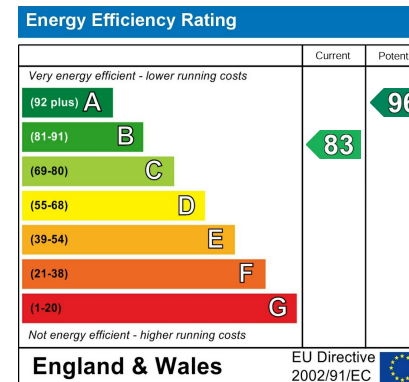
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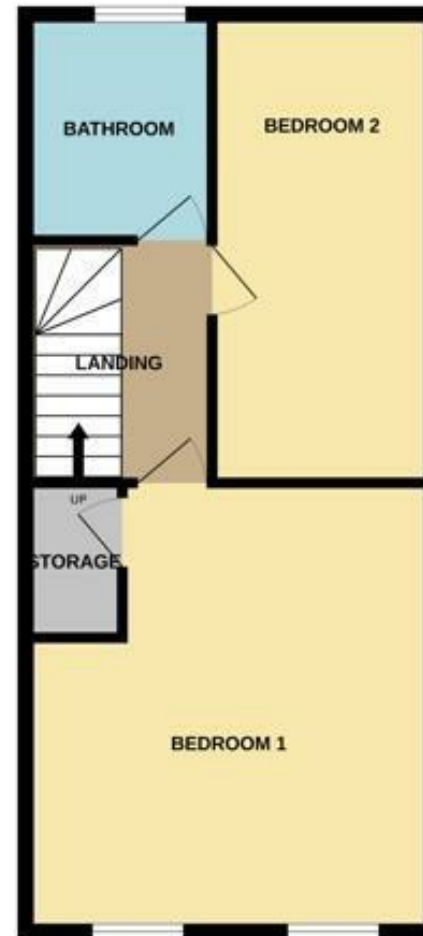
## Agents Notes

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