

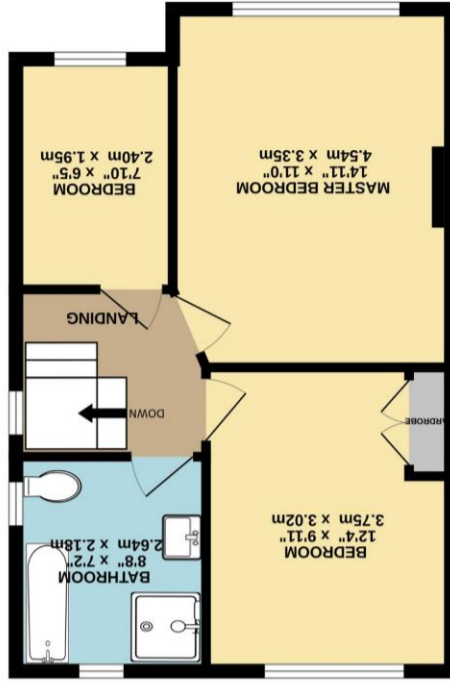
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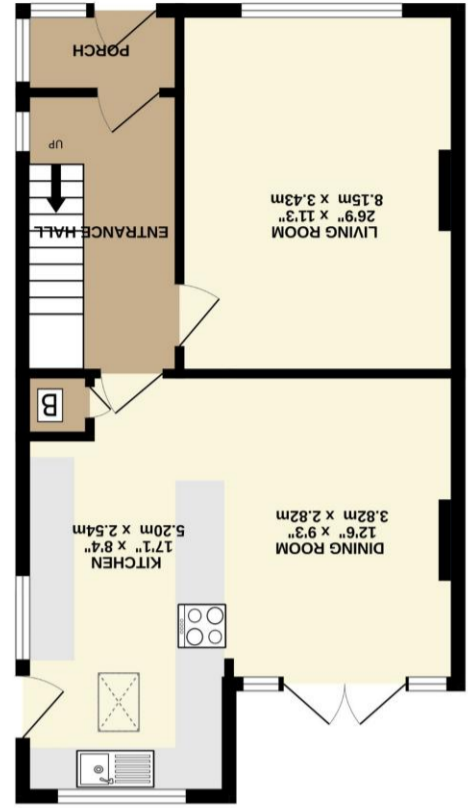
Score	Energy rating	Current	Potential
1-20	G		
21-38	F		
39-54	E		
55-68	D	64 D	
69-80	C		
81-91	B		
92+	A		83 B

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

What every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any error or mis-statement. This plan is illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their quantity or efficiency can be given.
 Made with Metropix 5/2026



1ST FLOOR
 456 sq.ft. (42.3 sq.m.) approx.



GROUND FLOOR
 513 sq.ft. (47.6 sq.m.) approx.



PHILIP JAMES
 KENNEDY

922 BURNAGE LANE
 BURNAGE, M19 1RG



OFFERS OVER £400,000

A BEAUTIFULLY PRESENTED semi-detached property with an OPEN PLAN KITCHEN DINING AREA. AN IMPRESSIVELY PROPORTIONED family home, situated in a highly sought after location within striking distance of Didsbury. Approx. 969 Sq Ft

The entrance hall first welcomes you to into the lounge at the front of the property, featuring a large window overlooking the garden frontage and flooding the room in natural light.

To the rear of the property, is a bright and spacious open-plan family room. The kitchen is fitted with bespoke stylish units with quartz worktops and integrated appliances. The kitchen flows into the dining area, creating the perfect space for everyday family living. Double doors from the dining room open out onto the Westerly facing garden. Additionally there is a door providing access to the side of the property.

The first floor reveals two well-proportioned double bedrooms, with the second bedroom benefitting from fitted wardrobes. There is a further third bedroom, which could also be used as an office. The floor is served by a four piece contemporary family bathroom with a walk in shower.

The property is approached via a driveway running alongside an area of garden frontage. Gates to side the of the property provide access to the westerly facing landscaped gardens, which is mainly laid to lawn, with a patio area providing the perfect space for outdoor entertaining in the warmer months.

Approx. 969 Sq Ft
Tax Band: C
Freehold

*"A Wonderful Family
Home With An Attractive
Garden"*

