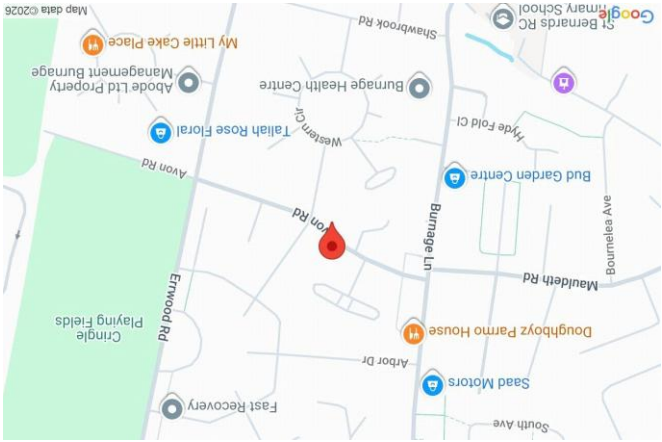


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as 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.

TOTAL FLOOR AREA : 926 sq.ft. (86.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any omission or mis-statement. This plan is for 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 operability or efficiency can be given.
Made with Metropix 5/2025



GROUND FLOOR 543 sq.ft. (50.4 sq.m.) approx.
1ST FLOOR 383 sq.ft. (35.6 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		67 D	78 C

218 Heaton Moor Road, Heaton Moor, SK4 4DU
0161 431 5556 | heatonmoor@philipjames.co.uk
www.philipjames.co.uk

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KENNEDY

24 AVON ROAD
BURNAGE, M19 1FW



ASKING PRICE £350,000

A well-proportioned and significantly extended three-bedroom semi-detached family home, occupying an impressive plot with a particularly generous south-facing rear garden. Ideally positioned in a popular residential location close to Cringle Park, excellent local amenities, reputable schools and convenient transport links into Manchester city centre, this excellent property offers generous and versatile accommodation ideally suited to growing families.

The accommodation begins with a welcoming entrance hallway providing access to the principal ground-floor rooms and stairs to the first floor. A particular feature of the home is the impressive extended living room, providing an excellent amount of space for freestanding furniture and benefitting from a feature fireplace and bi-fold doors opening onto the rear garden.

Following is a well-proportioned breakfast kitchen, fitted with a range of matching wall and base units, complementary work surfaces, and ample space for appliances. Completing the ground floor is a useful separate utility room with a door opening directly onto the rear decking, together with a convenient downstairs WC.

The first floor reveals three well-proportioned bedrooms. The principal bedroom benefits from an excellent range of fitted wardrobes and pleasant views over the rear garden, while the second bedroom is another generous double. A good-sized third bedroom provides flexibility as a child's room, nursery or home office, with all three bedrooms serviced by a family bathroom.

Externally, the property occupies an excellent plot. To the front is an attractive garden frontage with a driveway extending down the side of the home and providing ample off-road parking. The rear garden is a particular highlight, enjoying a desirable southerly aspect and offering an impressive amount of outdoor space. A large decked area provides the perfect setting for garden furniture and entertaining, leading onto a substantial lawn with well-stocked borders and a further paved area towards the rear.

926 gross sq ft
Tax Band: A
Freehold

"A significantly extended three-bedroom family home with an exceptional south-facing rear garden."

