



10 Avonlea Drive, Burnage, Manchester M19 1AH

JohnMellor





A most attractive three bedroom semi detached family home built to a traditional bay window design and being located on a small cul de sac being free from through traffic. The bright and airy accommodation is gas centrally heated, upvc double glazed and rooms include an enclosed porch, a hall, an understairs wc, two excellent reception rooms with sliding doors between them and a modern kitchen.





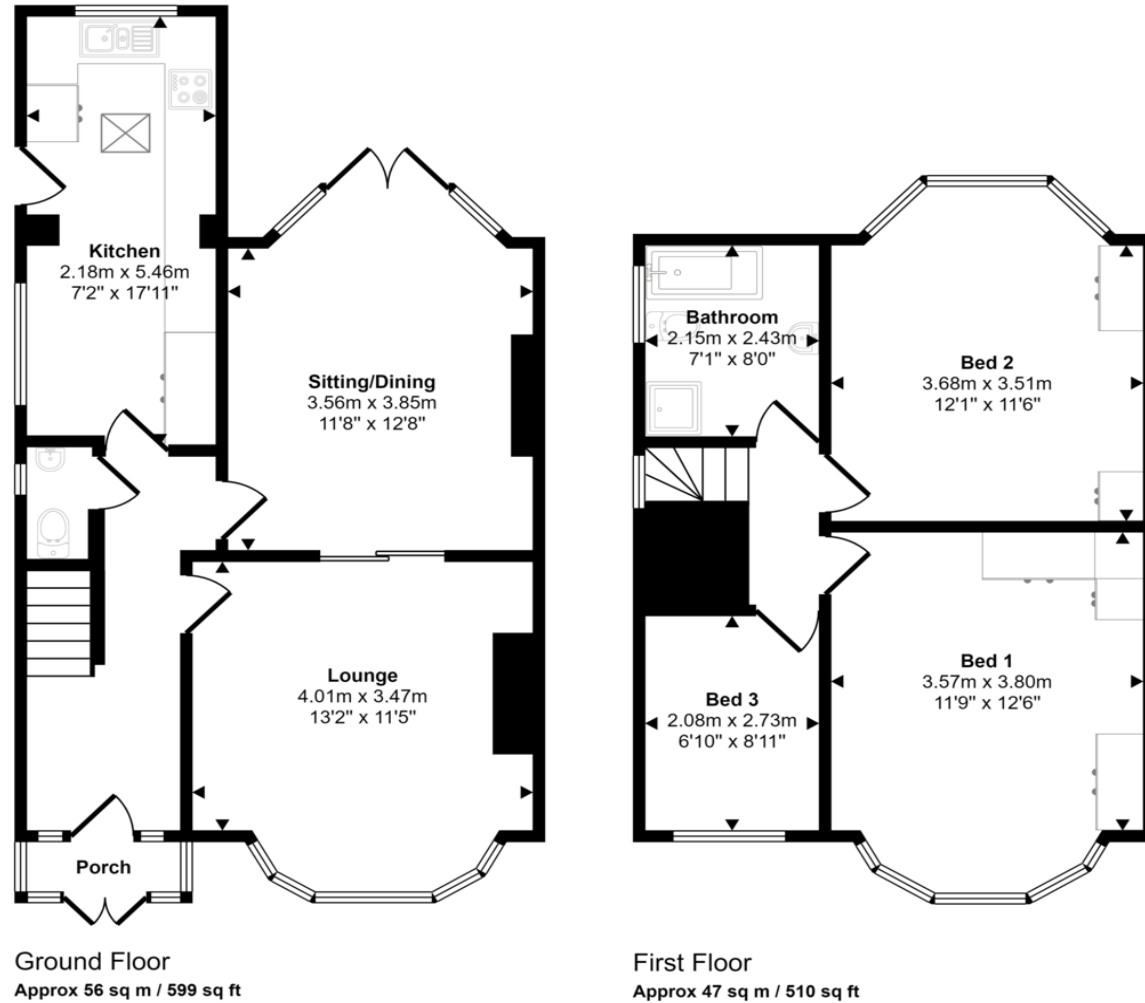
Stairs from the hall lead to the first floor where the three bedrooms and the bathroom with a four piece white suite will be found. A driveway provides off road parking, there is a garage for storage and the rear garden affords a good degree of privacy and has a south westerly aspect. Avonlea Drive is convenient for local amenities catering for most of the everyday wants and needs and Mauldeth Road train station is just a 0.3 mile walk away. The property is freehold and in council tax band C=£1,664.52.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		84
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	69	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Approx Gross Internal Area  
103 sq m / 1109 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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