

JOULES
Estate Agents

40 Lavister Avenue

Burnage, , M19 1RT

- MODERN KITCHEN
- INTEGRATED APPLIANCES
- STYLISH BATHROOM
- FITTED WARDROBES

Offers Over £210,000

EPC Rating '72'











Property Description

WHOLE IN ONE
(AN EAGLE AWAY FROM HEATON MERSEY)

The estate that this home forms part of is called the Links and unsurprisingly its history was as a 9 hole golf course. This is appropriate, in more ways than one, since this delightful 2 double bedroom semi pretty much guarantees you a whole in one, that is the whole of your expectations satisfied by one wonderful package.

Everything about this home informs you about the meticulous taste and care expressed inside and outside. Inside you'll find quality double glazing, outstanding decoration featuring Laura Ashley wallpaper, a superior and eye catching kitchen with stylish contrasting finishes and a quite superb fully tiled bathroom with a high quality suite and appointments.

That's a snapshot of an aspect of the property but outside is no less rewarding with neatly manicured lawns, colourful flower beds and a sun orientated aspect. The privacy afforded by the high fenced perimeter guarantees your









privacy too. So far, so very good but better still when you appreciate the lengthy drive to an above average sized detached garage.

This is heady stuff yet there is much more to tell. Around the corner is the delightful Heaton Mersey Common with its acres of woodland and you are also within walking distance of Burnage railway station or East Didsbury Metro Link terminus. Then there is the other public transport to Manchester with the motorway and international airport easily reached. Socially, you are equidistant from Didsbury, the Heaton's and Parrs Wood entertainment complex whilst you are also in the midst of the Tesco triangle for your shopping provisions.

Hopefully, you are an eagle eyed purchaser who will swing by this home and make sure you are the lucky buyer who aces this deal. If so we'll by you a round..... at the local hostel on completion!

THE ACCOMMODATION COMPRISES:

GROUND FLOOR

ENCLOSED PORCH
Light point. Rock composite front door.

LOUNGE
13' 10" x 13' 2" (4.22m x 4.01m) Measurement includes staircase. TV aerial and cable point. Dado rail. Under stairs cupboard. Double panel radiator. UPVC double glazed window.

KITCHEN/DINER
13' 10" x 8' 2" (4.22m x 2.49m) A stylish fitted kitchen with a range of base, wall and drawer units with contrasting worktops and tiled splash backs. Heat resistant sink unit with stainless steel mixer tap. Integrated washer/dryer and dishwasher. Diplomat electric hob and double oven. Tiled floor. Inset spotlights. Double panel radiator. UPVC double glazed window and rear entrance door.

FIRST FLOOR

LANDING
Access to loft. UPVC double glazed window.

BATHROOM
6' 8" x 5' 4" (2.03m x 1.63m) Fully tiled modern bathroom suite comprising of a panelled bath with central water fall mixer tap. Mains fed waterfall shower above and shower screen. WC. Half pedestal wash hand basin. Heated towel radiator. Inset spotlights. UPVC double glazed window with opaque glass.

BEDROOM ONE









11' 5" x 10' 6" (3.48m x 3.2m) Built in Cupboard above the bulkhead housing gas combi central heating boiler. Double panel radiator. UPVC double glazed window.

BEDROOM TWO
9' 10" x 8' 1" (3m x 2.46m) Laminate floor. Double panel radiator. UPVC double glazed window.

EXTERNAL

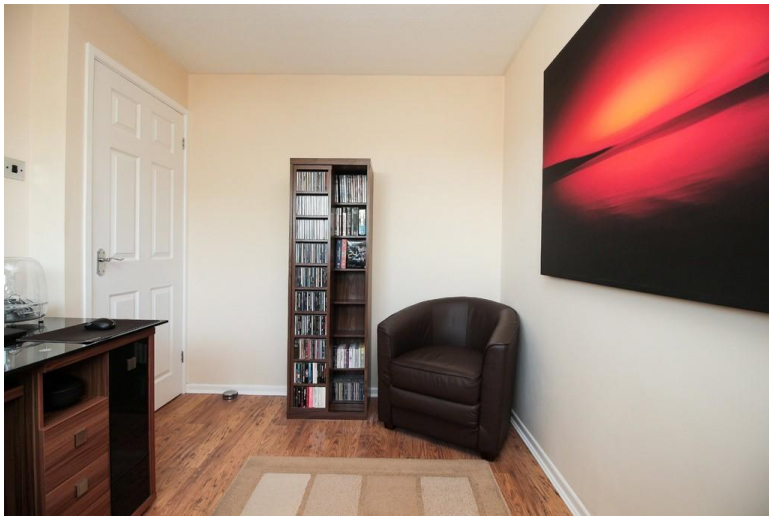
FRONT
Open plan Lawned garden with stone flagged drive.

SIDE
Drive with custom built wooden gates.

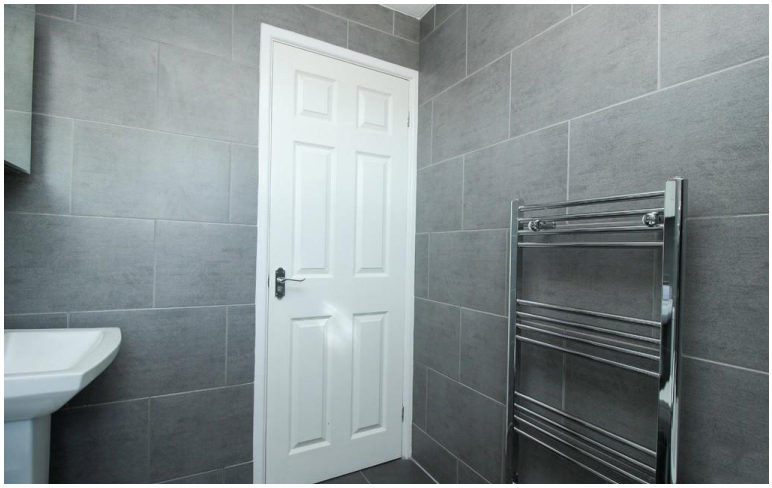
REAR
South west facing Lawned garden with plant borders. Flagged patio. Wavy lath fencing.

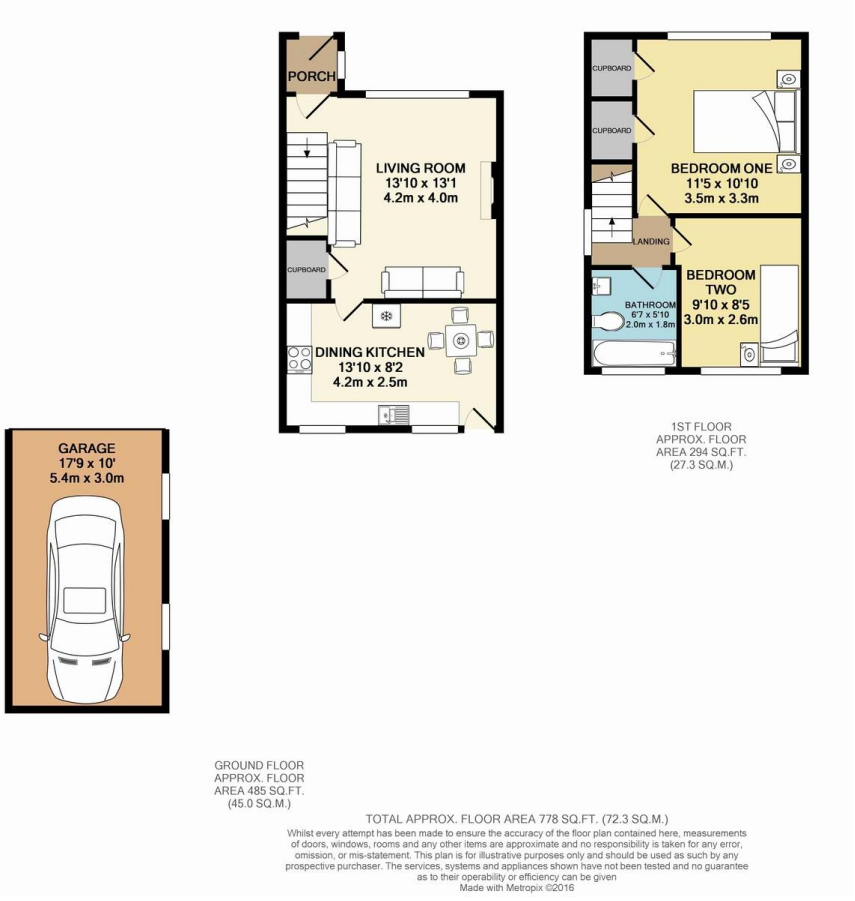
DETACHED GARAGE
17' 9" x 9' 9" (5.41m x 2.97m) Larger than average detached garage with up and over door.

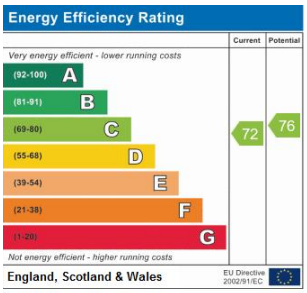


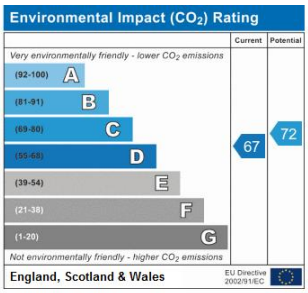












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