



PETER
ANTHONY
EST 1986

Fair Oak Road, Burnage,
Manchester, M19 1DT

Asking Price: £280,000

Fantastic Property
Perfect For First Time Buyer
Three Bedrooms
Sun Room
Freehold
Off Road Parking & Rear Garden
Viewing Advised



Ideal for first-time buyers, this charming 3-bedroom terraced house in a highly sought-after location offers 839 sq ft of living space.

The property exudes a welcoming and well-maintained atmosphere, perfect for those seeking a new place to call home. Bright and spacious, this house features a cosy living room, a modern kitchen, and a lovely conservatory overlooking the lush garden.

With off-street parking available and being offered on a freehold basis, convenience and security are at your doorstep. Situated in a desirable location, this property is perfect for families or professionals looking for a peaceful retreat while still being within easy reach of local amenities.

Don't miss the opportunity to make this delightful house your own. Contact us today to arrange a

viewing and experience the warmth and charm of this inviting property.

Ground Floor

Entrance Hall:

uPVC double glazed door to front elevation, stripped wood flooring, ceiling light point and radiator.

Living Room:

13'11" x 10'2" (4.24m x 3.1m):

uPVC double glazed bay fronted window to front elevation, stripped wood flooring, ceiling light point, radiator and gas fire.

Kitchen:

14' x 8'10" (4.27m x 2.7m):

Tiled flooring, ceiling light point, radiator, a range of base and wall units with roll top work-surface, stainless steel sink with drainer and mixer tap, range style cooker and wall mounted extractor hood.

Sun Room:

12' x 11'4" (3.66m x 3.45m):

uPVC double glazed windows to three side and patio doors leading to rear garden, wood engineered flooring, spotlights and radiator.

First Floor

Stairs & Landing

Bedroom One:

11'2" x 10'5" (3.4m x 3.18m):

uPVC double glazed window to front elevation, wood engineered flooring, ceiling light point and radiator.

Bedroom Two:

12'9" x 8'10" (3.89m x 2.7m):

uPVC double glazed window to rear elevation, wood engineered flooring, ceiling light point and radiator.

Bedroom Three:

8'7" x 7'8" (2.62m x 2.34m):

uPVC double glazed window to front elevation, wood engineered flooring, ceiling light point and radiator.

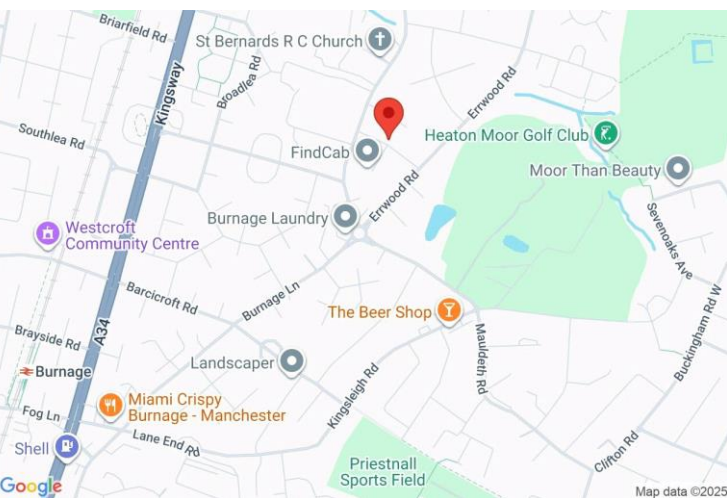
Bathroom:

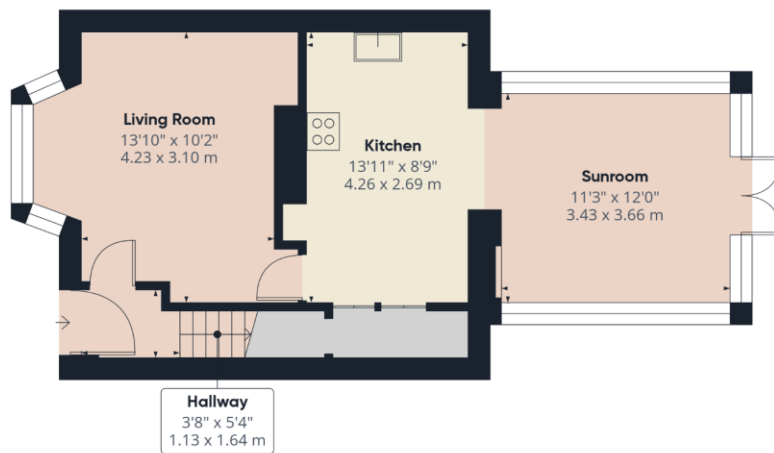
5'11" x 5' (1.8m x 1.52m):

uPVC double glazed window to rear elevation, ceiling light point, radiator, white three piece bathroom suite comprising of low level wc, pedestal hand wash basin and panelled bath with wall mounted electric shower.

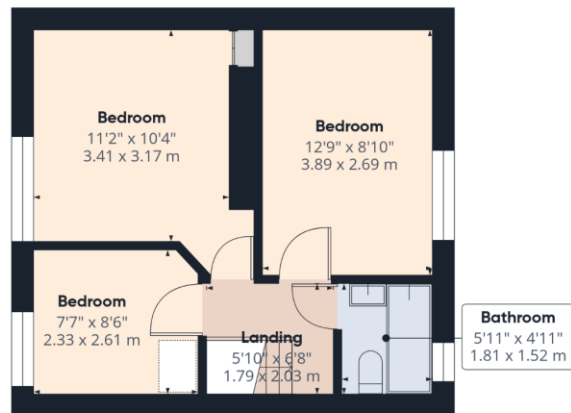
Externally:

Brick paved driveway to front of property, enclosed rear garden with flag paved patio and flower beds.





Ground Floor



Floor 1

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Approximate total area^m
839 ft²
77.9 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS
3C standard. Measurements are
approximate and not to scale. This
floor plan is intended for illustration
only.

GIRAFFE360

COUNCIL TAX BAND

Tax band A

TENURE

Freehold

LOCAL AUTHORITY

Manchester City Council

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements