



Jordan fishwick

31 Burford Road, M16 8EW
Guide Price £725,000



The Property

A well presented, substantial EIGHT DOUBLE BEDROOM period property providing over 3400SQFT accommodation over three floors. This wonderful property, benefitting from a GATED DRIVEWAY, with off road parking for multiple vehicles, and a LARGE SOUTH FACING GARDEN, will prove an ideal family home due to the space provided. The extensive accommodation briefly comprises: enclosed porch, entrance hallway, sitting room with large bay window, spacious fitted kitchen, extended lounge with sliding patio doors opening to the rear garden, shower room, side porch/utility/store room, w/c. The first floor reveals four excellently proportioned double bedrooms, the main benefitting from both an en-suite shower room and full height fitted wardrobes, as well as a shower room fitted with a modern three piece suite whilst to the second floor there are a further four double bedrooms, shower room and additional kitchen. Multiple cellar chambers provide useful storage space and scope to be fully converted into additional living accommodation. Externally a gated, paved driveway to the front of the property provides off road parking for multiple vehicles whilst to the rear an excellently proportioned SOUTH FACING GARDEN, with raised decking area, paved patio and multiple outbuildings. Double glazing and gas central heating are installed, and internal viewing comes highly recommended.

Burford Road Manchester M16 8EW

Offers Over £725,000



- 8 Bedroom Semi Detached Property Of Grand Proportions
- 3 Large Receptions
- 4 Bathrooms
- Modern Fitted Kitchen
- Cellar
- Off Road Parking for multiple Vehicles
- Large Rear Garden With Out Building
- Conveniently situated Close to Local Amenities
- Easy Access to Metro Link
- No Onward Chain



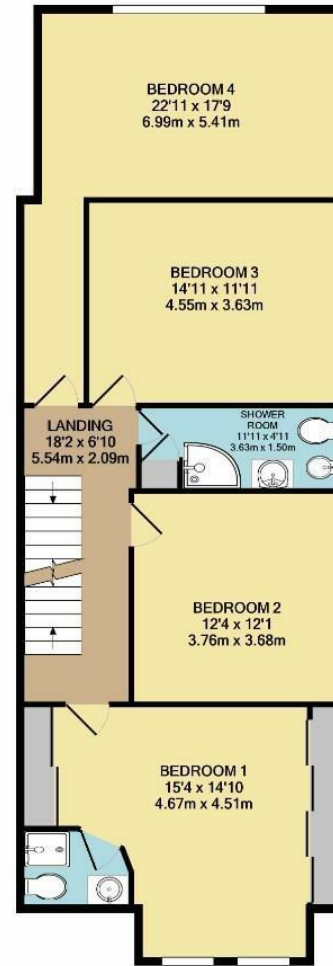
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



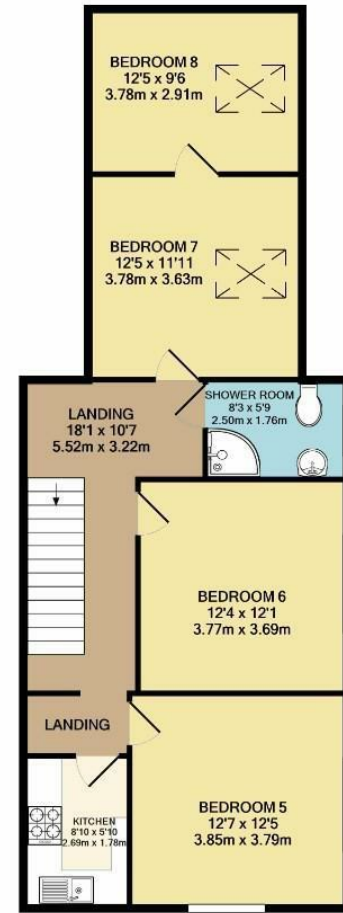


BASEMENT LEVEL
APPROX. FLOOR
AREA 325 SQ.FT.
(30.2 SQ.M.)

GROUND FLOOR
APPROX. FLOOR
AREA 1285 SQ.FT.
(119.4 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 995 SQ.FT.
(92.4 SQ.M.)
TOTAL APPROX. FLOOR AREA 3444 SQ.FT. (320.0 SQ.M.)
Measurements are approximate. Not to scale. Illustrative purposes only.
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2ND FLOOR
APPROX. FLOOR
AREA 839 SQ.FT.
(78.0 SQ.M.)



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