



*jordan fishwick*

**BURNAGE**  
Moorcroft Drive





## Moorcroft Drive, Burnage, M19 1NL

£299,950

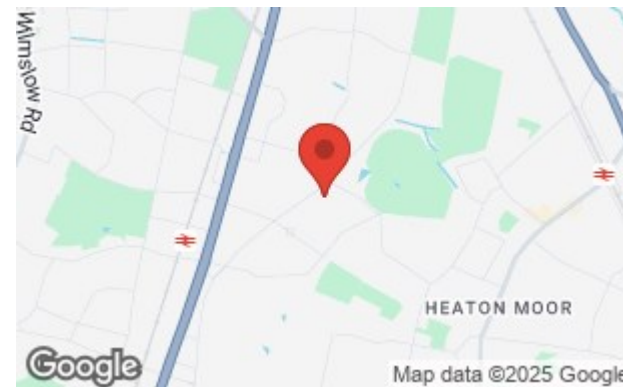


### The Property

An immaculately presented and well proportioned three bedroom semi detached property. Having recently been refurbished throughout, the property benefits from a spacious living room, modern fitted dining kitchen along with three good sized bedrooms, modern family bathroom. Off road parking to the front with a good sized private rear garden. Situated within a popular residential location on a quiet cul-de-sac this well presented three bedroom semi detached property must be viewed to appreciate the accommodation on offer. To the ground floor level the accommodation comprises:- a welcoming entrance hallway, spacious living room with feature fireplace and a modern fitted dining kitchen with French doors leading to decked sitting area, downstairs W/C and large walk in storage cupboard. To the first floor there are two good sized double bedrooms, single bedroom, a modern fitted family bathroom that serves all three bedrooms. Outside to the front of the property there is a paved driveway with off road parking for multiple vehicles. Secure gated access provides additional storage to the side of the property and leads to the superb Westerly facing private rear garden with fenced boundaries and decked area ideal for summer entertaining.

### Directions

M19 1NL





- Immaculate 3 bedroom semi detached property
- Re-fitted dining kitchen with appliances
- Re-fitted family bathroom
- Downstairs wc
- Decked sitting area to rear
- Off road parking
- Residential cul de sac

Postcode - M19 1NL

EPC Rating - D

Floor Area - 772.00 sq ft

Local Authority - Manchester City Council

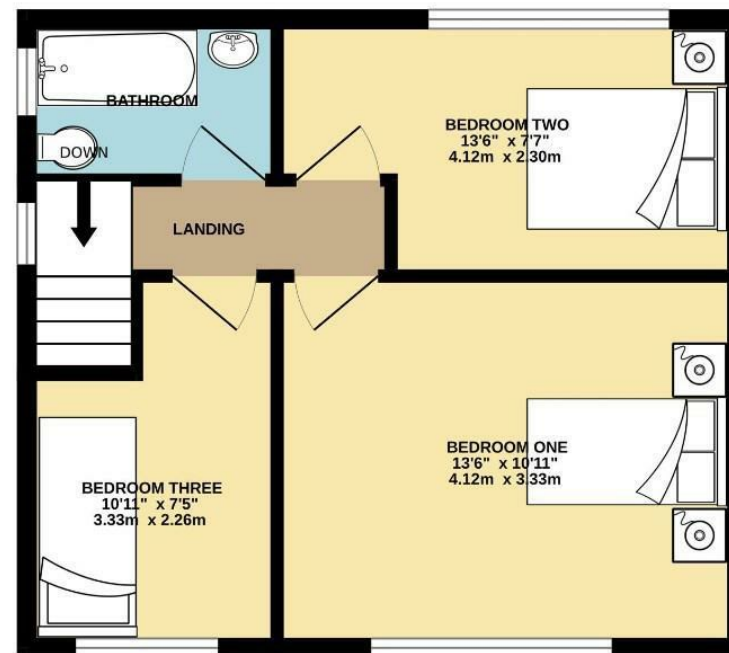
Council Tax - A



GROUND FLOOR  
387 sq.ft. (35.9 sq.m.) approx.



1ST FLOOR  
385 sq.ft. (35.8 sq.m.) approx.



TOTAL FLOOR AREA : 772 sq.ft. (71.7 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only  
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Offices also at: Wilmslow, Macclesfield, Hale, Sale, Chorlton, Glossop, Manchester & Salford

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