



**GASCOIGNE
HALMAN**

MOORCROFT DRIVE, BURNAGE

THE AREAS LEADING ESTATE AGENT



MOORCROFT DRIVE, BURNAGE

£285,000.00

A well presented and spacious semi detached property located in a quiet cul-de-sac location and a popular residential area. Boasting immaculate fittings throughout and occupying a stunning corner plot with gardens to three sides. Good sized light and airy living room, modern open plan dining kitchen, three good sized bedrooms and contemporary bathroom suite. Situated only moments from excellent transport links and local amenities.



Burnage is very well located with excellent links to Manchester City Centre and the national motorway network along nearby Kingsway (A34) and the A6. The centre of Burnage offers more than adequate day to day shopping requirements especially with the Tesco superstore being so close at hand. Parrs Wood Entertainment Complex is also nearby, facilities here include bowling, a multiplex cinema and a gymnasium. Burnage and Mauldeth Road stations offer additional commuter services to Manchester and the airport. Schools and recreational facilities in the area are good.



Internally the property comprises of; entrance hallway which leads to a light and airy large living room, a modern fitted dining kitchen with integrated appliances, useful storage cupboard and french doors which overlook the stunning rear private garden.

To the first floor there are three good sized bedrooms with the primary bedroom being particularly large in size, a three piece contemporary bathroom suite, serves all three bedrooms.

Externally the property is approach by a landscaped frontage, a secure gate provides access to the generous rear private garden which benefits from a wooden built shed, ideal for further storage.

Tucked away in a quiet cul-de-sac location, this property needs to be viewed in order to appreciate the accommodation on offer.

DIRECTIONS

M19 1NL

IN FURTHER DETAIL THE ACCOMMODATION COMPRISES

ENTRANCE HALLWAY

8'1 (2.46m) x 5'1 (1.55m)

LIVING ROOM

10'11 (3.33m) x 18'1 (5.51m)

DINING KITCHEN

7'10 (2.39m) x 20'10 (6.35m)

BEDROOM 1

10'11 (3.33m) x 13'7 (4.14m)

BEDROOM 2

7'9 (2.36m) x 13'7 (4.14m)

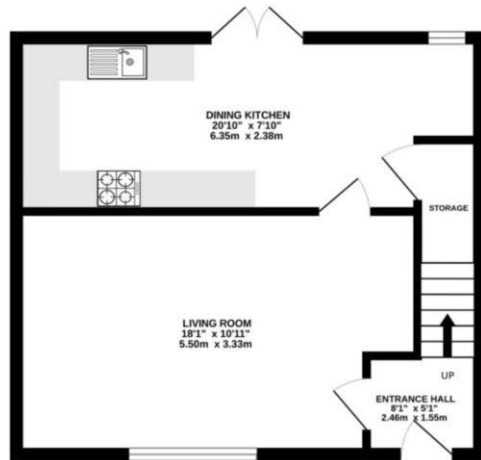
BEDROOM 3

10'11 (3.33m) x 7'3 (2.21m)

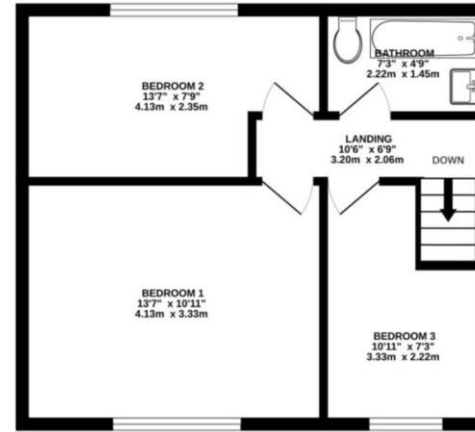
BATHROOM

4'9 (1.45m) x 7'3 (2.21m)

GROUND FLOOR
390 sq.ft. (36.3 sq.m.) approx.



1ST FLOOR
388 sq.ft. (36.1 sq.m.) approx.



TOTAL FLOOR AREA : 779 sq.ft. (72.3 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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