



**GASCOIGNE
HALMAN**

Moorcroft Drive, Burnage
£300,000.00

THE AREA'S LEADING ESTATE AGENCY



An immaculately 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 and a rear South Westerly facing garden. 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.

Property details

- A Well Presented and Immaculate Semi Detached Property
- Located in a Quiet Cul-De-Sac but Popular Residential Area and Occupying a Corner Plot with Gardens to Three Sides
- Light and Airy Living Room and Modern Dining Kitchen
- Three Good Sized Bedrooms and a Stylish Three Piece Fitted Bathroom Suite
- Off Road Parking and a Stunning and Generous South Westerly Facing Rear Private Garden
- Situated Close to Excellent Transport Links and Local Amenities



About this property

Internally the property comprises: entrance hallway which leads to a light and airy large living room which overlook the stunning rear private garden., a modern fitted dining kitchen with useful storage cupboard and downstairs W/C completes the ground floor.

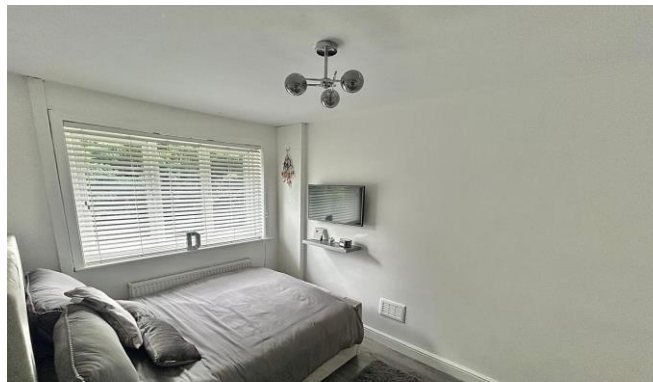
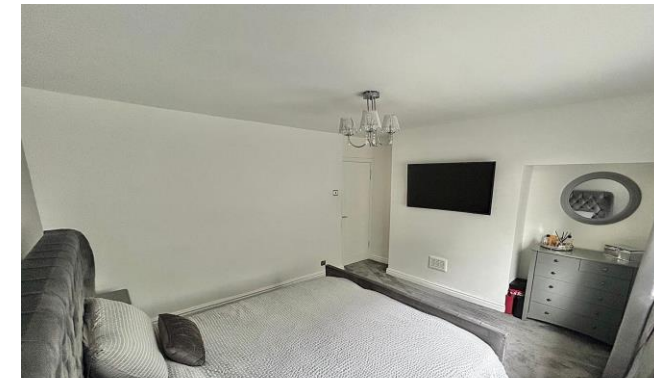
To the first floor there are three good sized bedrooms with the primary bedroom being particularly large in size, a three-piece contemporary bathroom suite, serves all three bedrooms.

Externally the property is approached by a well-kept lawned garden, a secure gate provides access to the generous rear South Westerly facing private garden.

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

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.









DIRECTIONS

M19 1NL

COUNCIL TAX BAND

A

TENURE

Freehold

SERVICES (NOT TESTED)

Services have not been tested and you are advised to make your own enquiries and/or inspections.

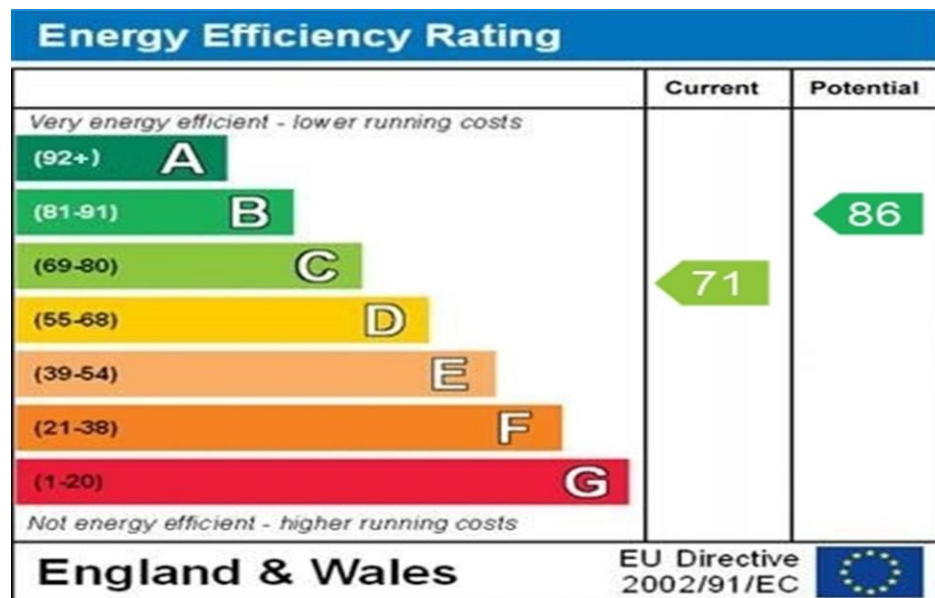
LOCAL AUTHORITY

Manchester City Council

VIEWING

Viewing strictly by appointment.

EFFICIENCY RATING



WWW.EPC4U.COM

PRIMARY SOURCE OF HEATING

Gas fired hot water radiators

PRIMARY ARRANGEMENT FOR SEWERAGE

Mains Supply

PRIMARY SOURCE OF ELECTRICITY

Mains Supply

PRIMARY SOURCE OF WATER

Mains Supply

BROADBAND CONNECTION

Cable

ANY EASEMENTS, SERVITUDES OR WAYLEAVES?

Ask Agent

ARE THERE ANY RESTRICTIONS ASSOCIATED WITH THE PROPERTY

Ask Agent

THE EXISTENCE OF ANY PUBLIC OR PRIVATE RIGHT OF WAY?

Ask Agent

SOURCES OF FLOODING

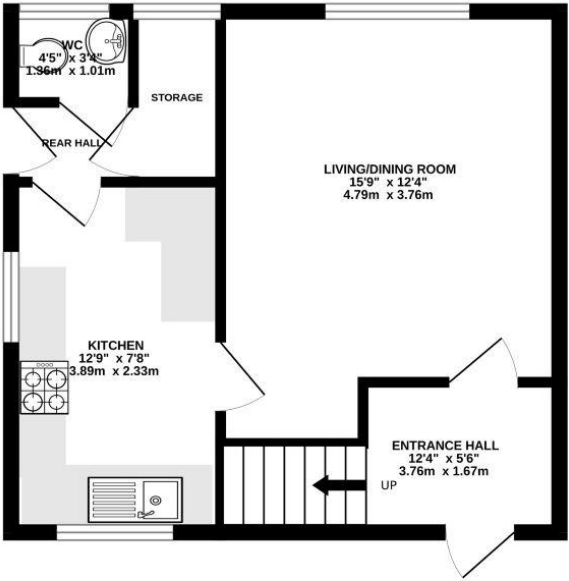
Ask Agent

HAS PROPERTY BEEN FLOODED IN 5 YEARS

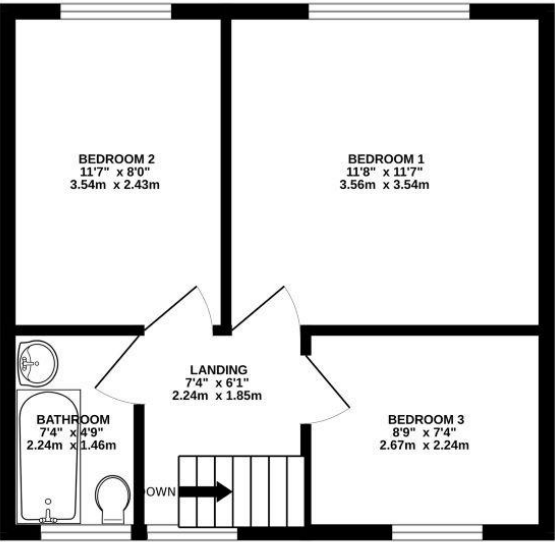
No

NOTICE Gascoigne Halman for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Gascoigne Halman has any authority to make or give any representation or warranty whatever in relation to this property.

GROUND FLOOR
379 sq.ft. (35.2 sq.m.) approx.



1ST FLOOR
372 sq.ft. (34.6 sq.m.) approx.



TOTAL FLOOR AREA : 751 sq.ft. (69.8 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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