



## 16 Uppermill Drive, Manchester, M19 1RU

Offers Over £274,975

- Spacious Living Room
- Large Master bedroom
- Near St. John's C of E Primary School, Stella Maris School, The Barlow RC High School
- Gas Central Heating
- Good sized kitchen and dinning area to host any dinners
- Family bathroom
- Near by Burnage Nature Wood Fields, Heaton Mersey Common
- Large Front and rear garden perfect for evenings and BBQs
- Third room either can be used for storage or as office
- Nearby Burnage train Station



## Viewings

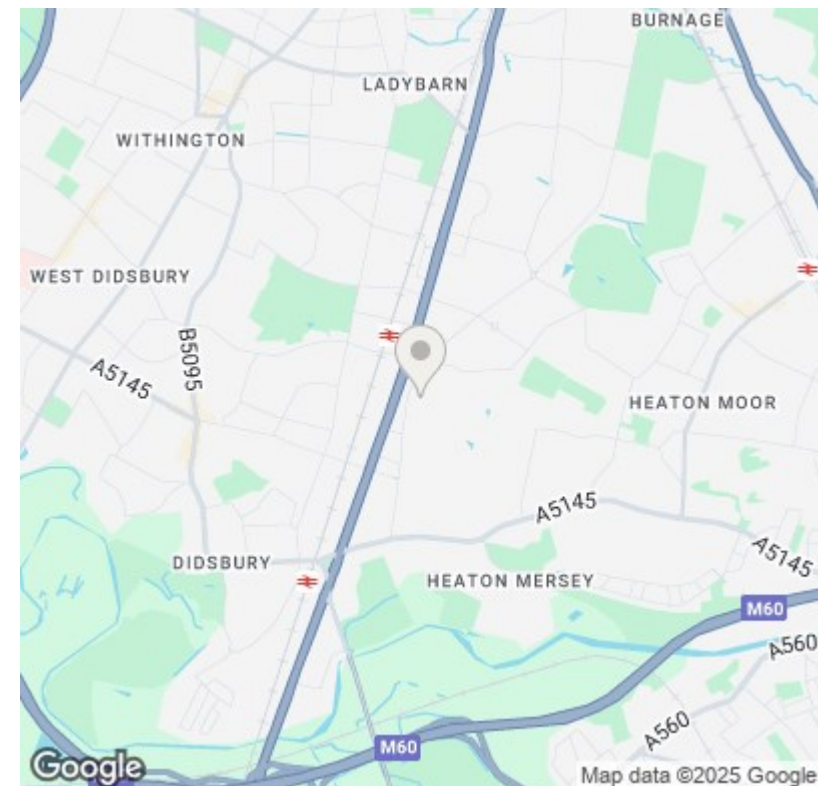
Viewings by arrangement only. Call 0161 804 3480 to make an appointment.

## Council Tax Band

B

## EPC Rating:

C



## Energy Efficiency Rating

|                                             | Current   | Potential                  |
|---------------------------------------------|-----------|----------------------------|
| Very energy efficient - lower running costs |           |                            |
| (92 plus) <b>A</b>                          |           | <b>86</b>                  |
| (81-91) <b>B</b>                            |           |                            |
| (69-80) <b>C</b>                            | <b>71</b> |                            |
| (55-68) <b>D</b>                            |           |                            |
| (39-54) <b>E</b>                            |           |                            |
| (21-38) <b>F</b>                            |           |                            |
| (1-20) <b>G</b>                             |           |                            |
| Not energy efficient - higher running costs |           |                            |
| <b>England &amp; Wales</b>                  |           | EU Directive<br>2002/91/EC |