



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

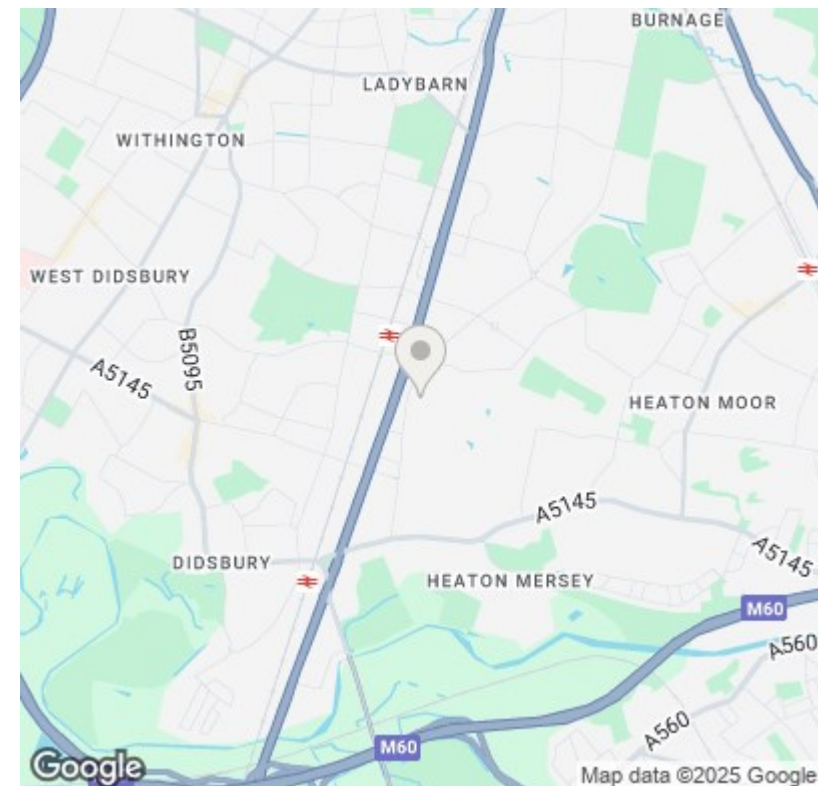
Viewings by arrangement only. Call 0161 804 3480 to make an appointment.

Council Tax Band

B

EPC Rating:

C



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	71	
(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	