





## Moorcroft Drive, Burnage

Offers In Region Of £275,000

3 1 2

- Three Well Proportioned Bedrooms
- Three Piece Shower Room
- Spacious Kitchen with Store
- Popular Location Close to Transport Links
- Tenure - Freehold / EPC - TBC / Council Tax Band - A
- Semi Detached Family Home
- Living Room Opening into Conservatory
- Well Maintained From Garden with Driveway
- Charming Rear Garden with Patio Area



A well presented and proportioned, three bedroom semi detached home extending to circa 842 sq ft with accommodation arranged over two floors. The property is located on a quiet cul de sac within easy reach of both Heaton Moor and Didsbury Villages with Mauldeth Road Train Station also being within easy reach. The home is well maintained throughout and will appeal to young families and professionals looking for a first time buy!

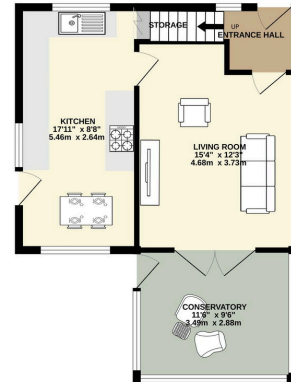




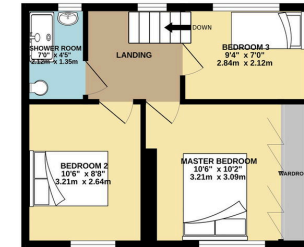




GROUND FLOOR  
482 sq.ft. (44.8 sq.m.) approx.



1ST FLOOR  
360 sq.ft. (33.4 sq.m.) approx.



TOTAL FLOOR AREA - 842 sq.ft. (78.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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