



2 Moorton Park, Burnage, Manchester, M19 2NH

JohnMellor



A modern three bedroom mid terrace property situated on a small cul-de-sac of similar properties and convenient for local amenities which cater for most of the everyday wants and needs. For the commuter Mauldeth Road and Levenshulme train stations are a 0.7 and 0.9 mile walk away. The accommodation is completely in need of updating but all the ingredients are there for a purchaser to carry out improvements to their own tastes and requirements.

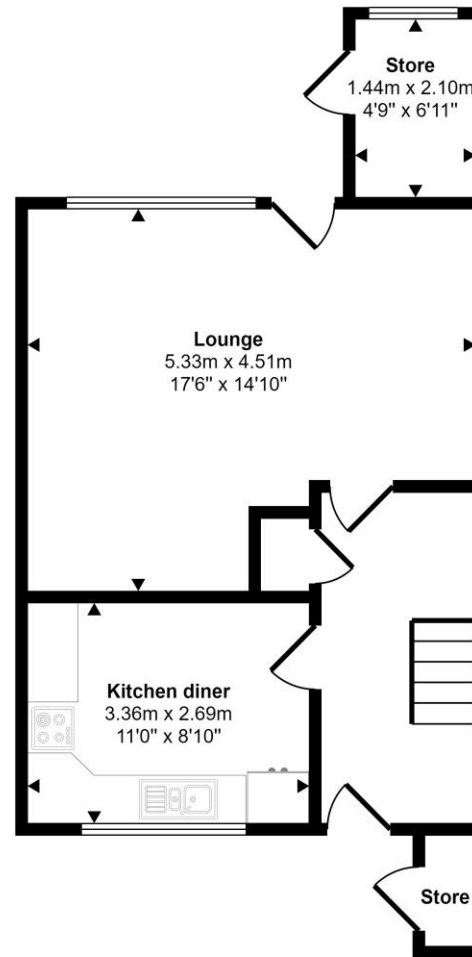


Rooms include a hall, a kitchen diner, a large lounge with a dining area and stairs from the hall lead to the first floor where the three well proportioned bedrooms and the bathroom and separate wc will be found. In addition there are storage rooms to both the front and rear of the property. There are also gardens to both the front and rear of the property. The property is freehold and council tax band C. No chain involved.

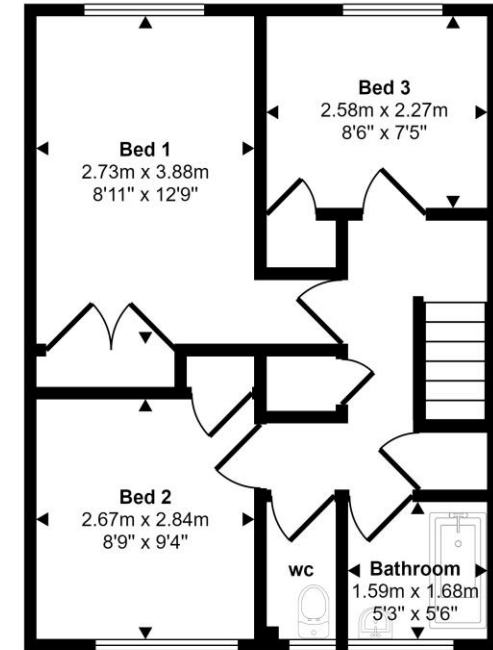


Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			85
(69-80) C			
(55-68) D			
(39-54) E		47	
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		

Approx Gross Internal Area
83 sq m / 898 sq ft



Ground Floor
Approx 43 sq m / 466 sq ft



First Floor
Approx 40 sq m / 433 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.