



84 Moorcroft Road, Manchester, M23 0WW

£300,000

[www.jordanfishwick.co.uk](http://www.jordanfishwick.co.uk)





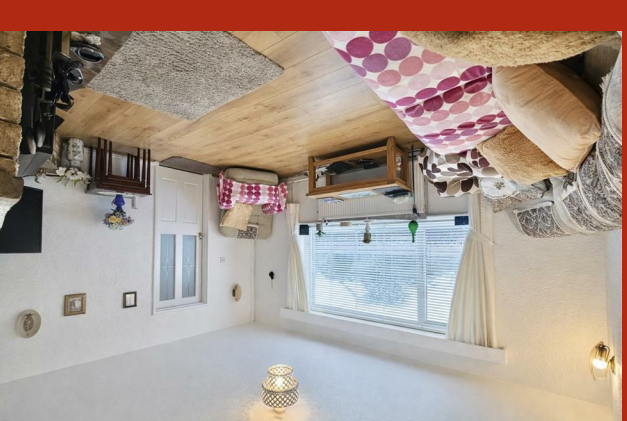
# Jordan fishwick

- Three Bedroom Semi-Detached
- Excellent Transport Links: Easy Access To M56, M60 and Princess Parkway
- Generous Plot With Potential To Add Value
- Close To Wythenshawe Park
- Access To Local Schools And Amenities
- Close To Manchester Airport
- Council Tax Band - B
- EPC Rating C

Nestled on the charming Moorcroft Road in Manchester, this delightful semi-detached house offers a perfect blend of comfort and convenience. Spanning an impressive 822 square feet, the property boasts two inviting reception rooms, ideal for both relaxation and entertaining guests. The well-proportioned layout includes three spacious bedrooms, providing ample space for families or those seeking a home office.

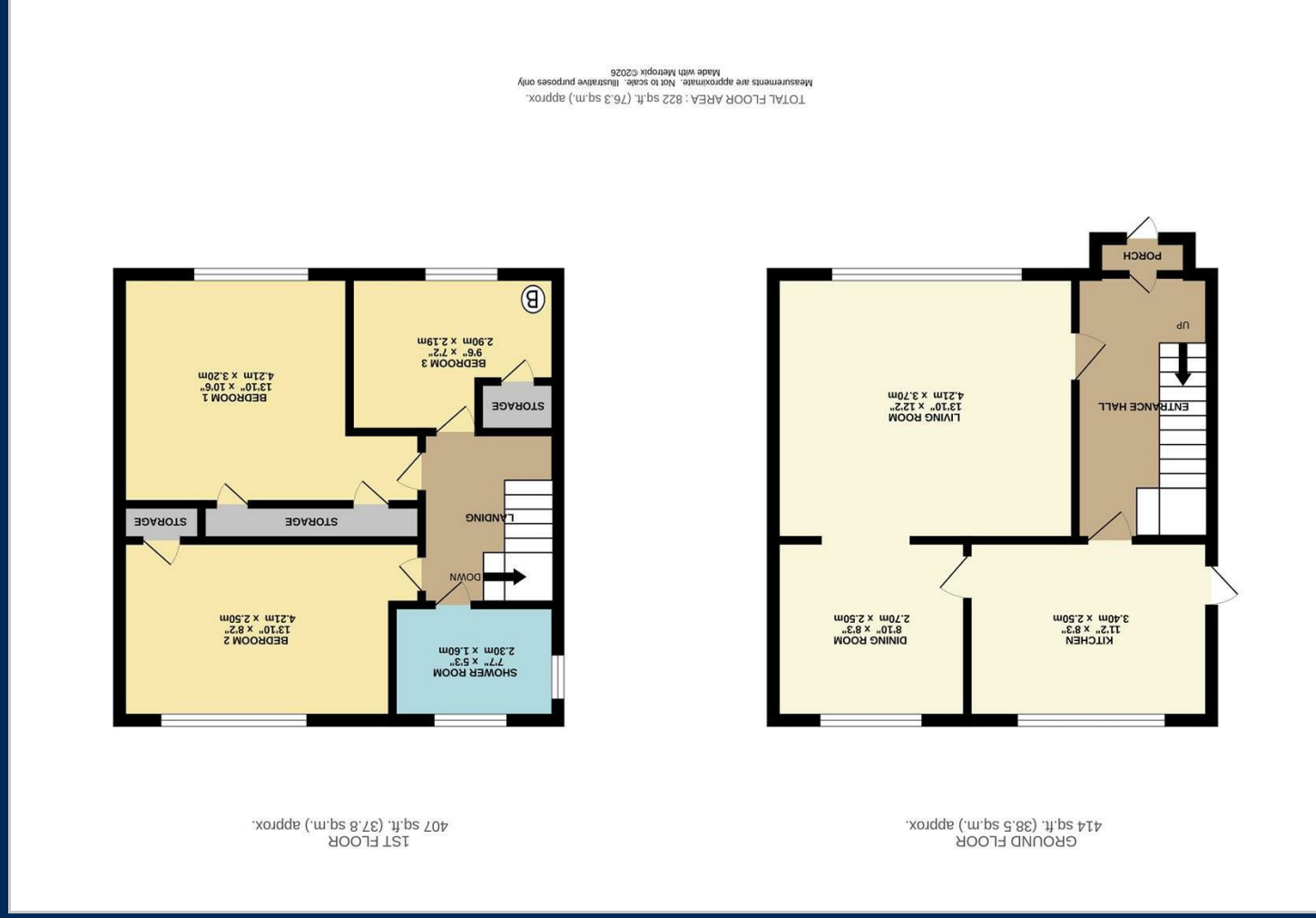
The single bathroom is thoughtfully designed, catering to the needs of modern living. The semi-detached nature of the house ensures a sense of privacy while still being part of a friendly neighbourhood.

This property is perfectly situated, offering easy access to local amenities, schools, and transport links, making it an excellent choice for families and professionals alike. With its appealing features and prime location, this home on Moorcroft Road is a wonderful opportunity for anyone looking to settle in Manchester. Don't miss the chance to make this charming house your new home.





## Floor Plans



## Viewing

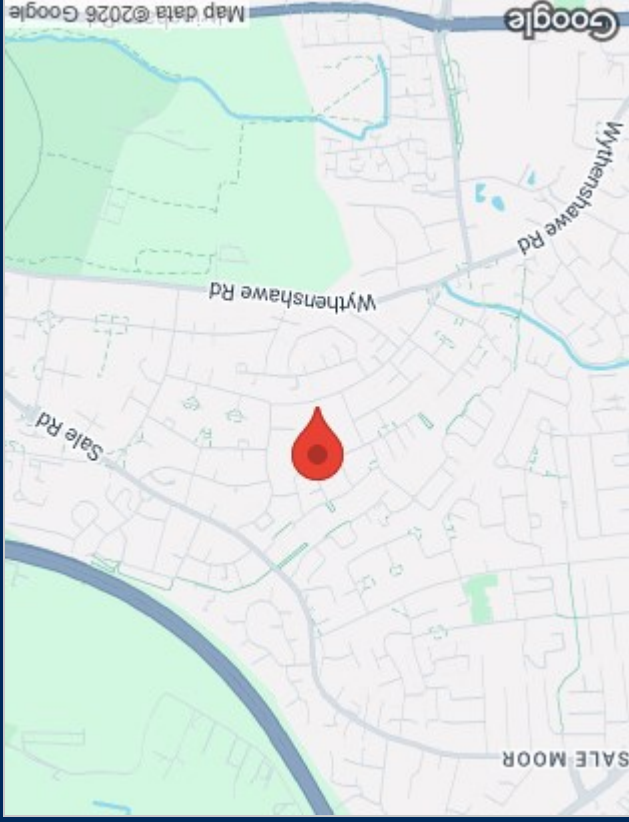
Please contact our Sale Office on 0161 962 2828 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, in whole or in part, any part of a contract. Purchasers should satisfy themselves as to the accuracy of the particulars and the condition of the property in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves as to the accuracy of the particulars and the condition of the property in good structural condition or otherwise prior to purchasing.

Energy Efficiency Rating	
Current	Possible
77	77
Very energy efficient - lower running costs (92 plus) A	
Energy efficient (81-91) B	
Decent energy efficiency (69-80) C	
Fair energy efficiency (55-68) D	
Poor energy efficiency (39-54) E	
Non-Compliant (21-38) F	
Non-Compliant (1-20) G	
Not energy efficient - higher running costs (1-20) G	

England & Wales  
 EU Directive  
 2002/91/EC

## Energy Performance Graph



## Location Map