

jordan fishwick

**BURNAGE**
Moorcroft Drive



# Moorcroft Drive, Burnage, M19 1WH

## Guide Price £315,000







## The Property

A solid, traditional, three bedroom semi-detached home enjoying a corner position on a small cul-de-sac, with a newly fitted dining kitchen & floor coverings, new décor throughout, multi car driveway and being ready to move into with no onward chain.

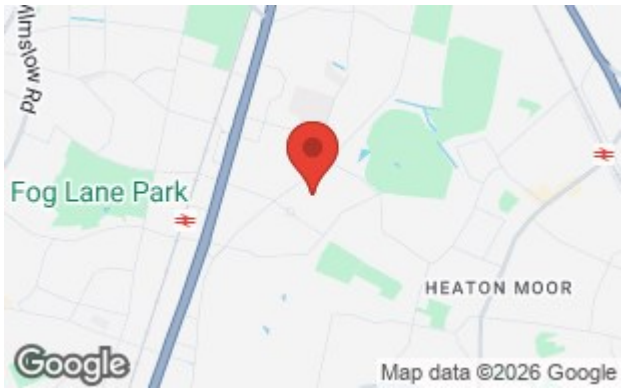
Gas central heating and uPVC double glazed windows are installed, with the living space incorporating an entrance lobby with stairs to the first floor, main reception room. fitted kitchen with a range of modern units, downstairs WC and a useful understairs storage/cloaks area, whilst at first floor level are three good sized bedrooms and bathroom with white suite.

The house enjoys a large garden area to the front and adjoining driveway providing ample parking and EV charger, whilst to the rear is a further enclosed paved garden area.

The property forms part of small residential area with views across to a central public green amenity area and a convenient location, with excellent commuter links along nearby Kingsway (A34).

## Directions

M19 1WH



- Traditional semi-detached home
- Three good sized bedrooms
- Newly fitted dining kitchen & floor coverings
- New décor throughout
- Main living room
- Bathroom & downstairs WC
- uPVC double glazing & GCH
- Corner position & generous driveway
- EV charger & cul-de-sac location
- No onward chain

Postcode - M19 1WH

EPC Rating - C

Floor Area - 808.00 sq ft

Local Authority - Manchester City Council

Council Tax - A





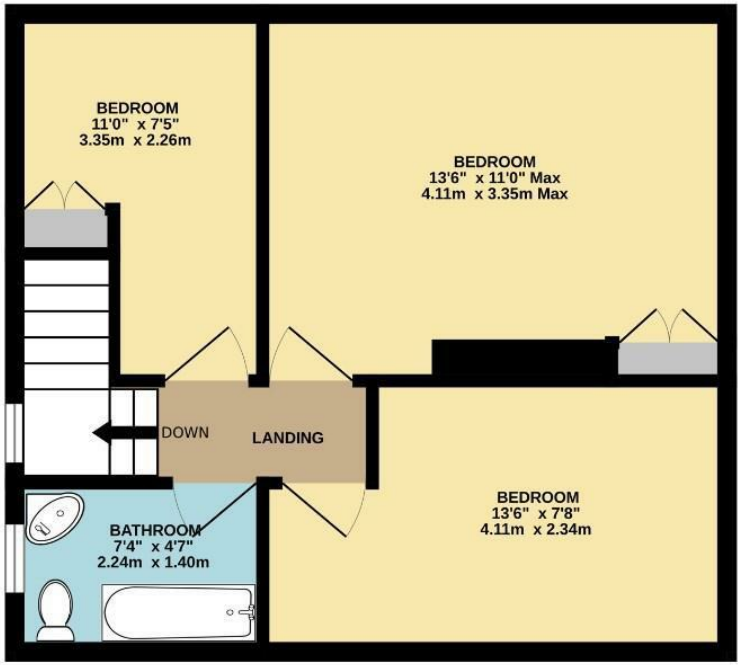




GROUND FLOOR
407 sq.ft. (37.8 sq.m.) approx.




1ST FLOOR
401 sq.ft. (37.3 sq.m.) approx.




TOTAL FLOOR AREA : 808 sq.ft. (75.1 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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