

34 Barcroft Road, Burnage, Manchester, M19 1NS



JP&Brimelow
ESTATE AGENTS

Offers In The Region Of £250,000


 3  1  2  C

VIDEO TOUR AVAILABLE A THREE BEDROOM bay fronted; semi detached property located off Kingsway in Burnage. Within a four-minute walk of the shops on Burnage Lane and close by to Heaton Moor golf club and Priestnall school. This property consists of; an entrance hallway, a dining room with a bay window to the front aspect, a lounge to the rear of the property and a fitted kitchen with access into the rear garden, to the ground floor. Whilst to the first floor there are two double bedrooms, a two-piece bathroom, a separate W.C and a further bedroom. Additional features to this home are to include; a block paved driveway, providing off-road parking for multiple vehicles and a good-sized rear lawned garden. Within a five-minutes drive of Parrs Wood with its cinema, choice of restaurants and arcade, as well as East Didsbury train station and Metrolink, giving easy access to Manchester city centre and Manchester airport.



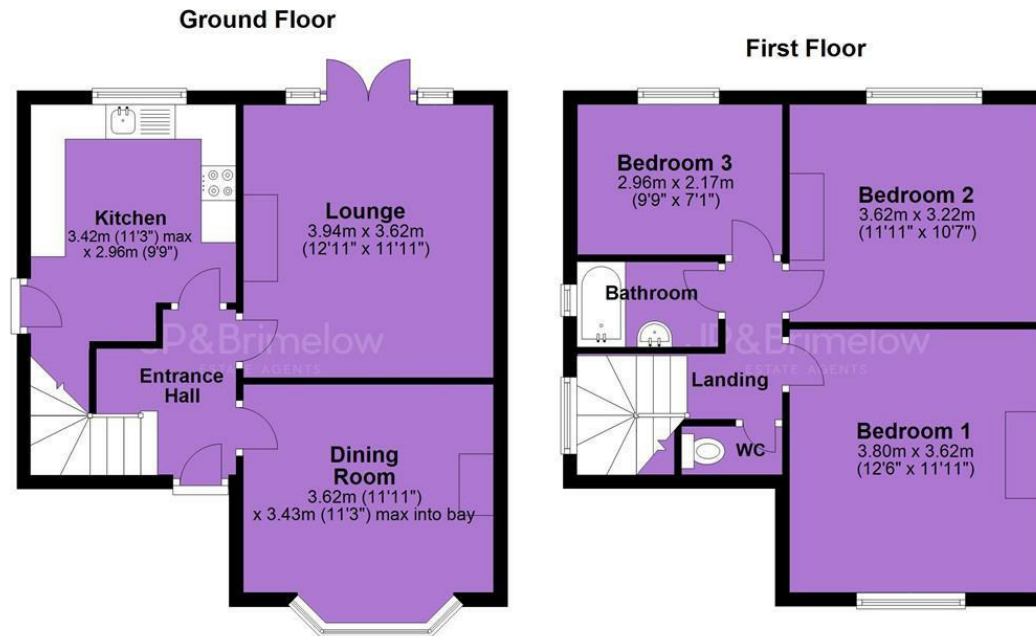


EPC Chart

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(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 



Tenure: **Freehold** Council Tax Band: **A**



JP & Brimelow Estate Agents Ltd
430 Barlow Moor Road, Manchester, M21 8AD
Tel: 0161 8822233
E: sales@jpbrimelow.co.uk www.jpandbrimelow.co.uk



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