

58 Barcroft Road, Burnage, Manchester, M19 1WF



**JP&Brimelow**  
ESTATE AGENTS



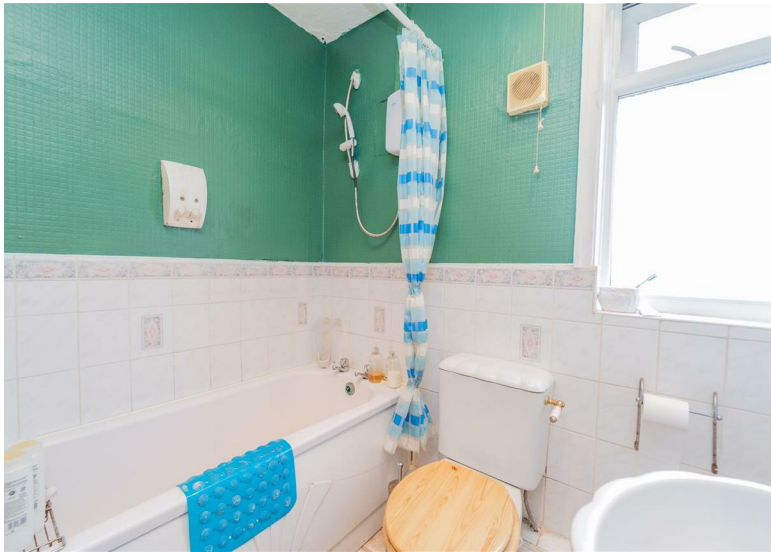
# Offers In The Region Of £250,000

 3  1  1  D


\*\*\*VIDEO TOUR AVIALABLE\*\*\* A well-kept THREE BEDROOM, mid terrace property. Located of Kingsway in Burnage. Just a short walk from the shops on Burnage Lane and close by to Heaton Moor golf club and Priestnall school. Close by to 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. The property consist of am entrance hall with useful storage cupboard, a good-sized lounge with views and access out into the rear enclosed garden, a fitted kitchen with patio doors leading out into the rear garden. Whilst to the first floor the landing reveals three good sized bedrooms all benefitting from built in storage. A white three-piece bathroom completes the property. The property benefits from gas fired central heating, a driveway providing off road parking and a rear enclosed lawned garden.







## EPC Chart

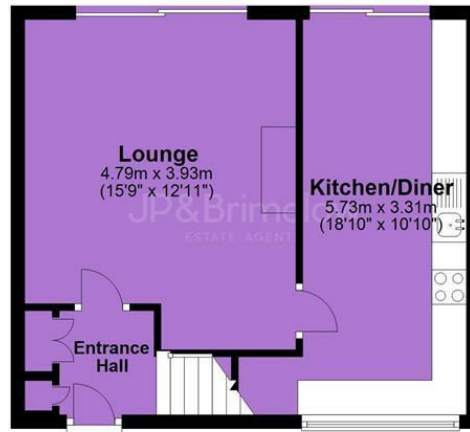
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>84</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>67</b>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



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



**Ground Floor**



**First Floor**



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