



BARCROFT ROAD
BURNAGE



**MITCHELL
WILLIAMS**



**72 Barcroft Road,
Burnage, M19 1WF**

Guide Price £250,000

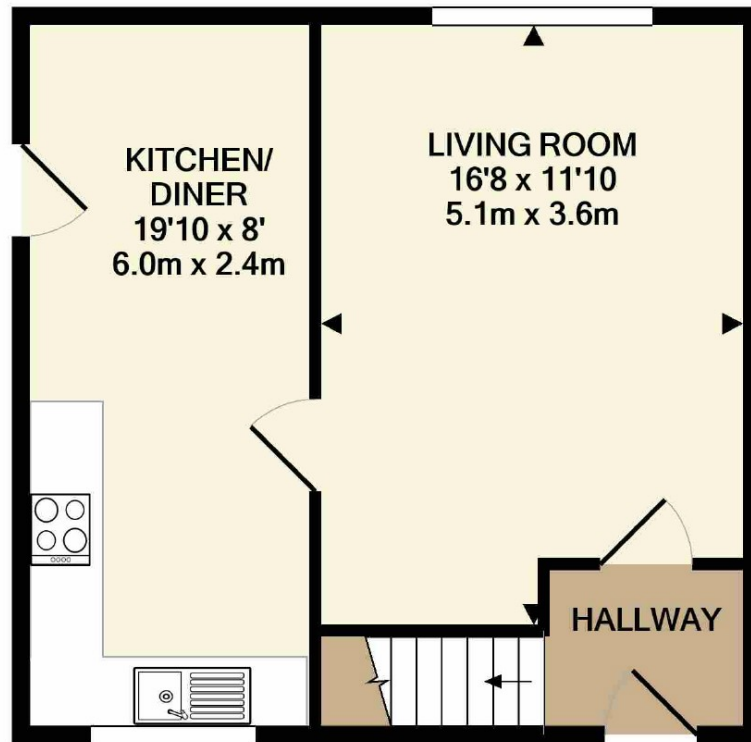


A BEAUTIFULLY PRESENTED three bedroomed semi detached property occupying a CONVENIENT LOCATION and benefits from a SPACIOUS REAR GARDEN. APPROX 762 SQ.FT. In brief the accommodation comprises of an entrance hall, lounge with feature fireplace and dining kitchen fitted with a modern range of matching wall and base units with integral oven and hob. To the first floor are three bedrooms and fitted family bathroom with matching white suite. In addition the property is fitted with upvc double glazing and gas central heating. Externally to the front of the property is a driveway providing off road parking for two car and to the rear a superbly proportioned garden laid to lawn with paved patio area enclosed by wooden perimeter fencing. Viewing highly advised!

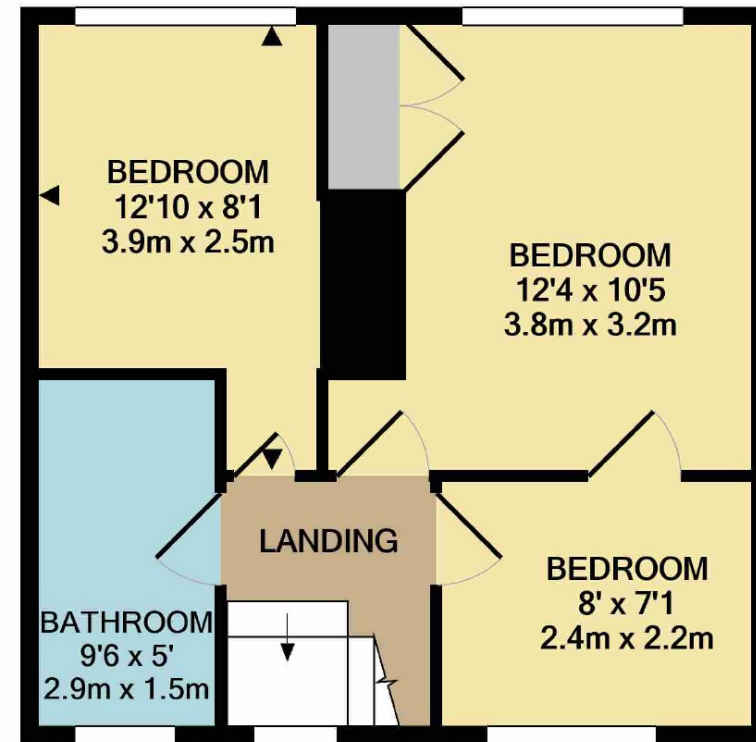
Postcode: M19 1WF
Tenure:
Council Tax:
Service Charge:
Floor Area: 762

*A lovely three bedroomed property with
spacious rear garden.*





GROUND FLOOR
APPROX. FLOOR
AREA 386 SQ.FT.
(35.9 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 376 SQ.FT.
(34.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 762 SQ.FT. (70.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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