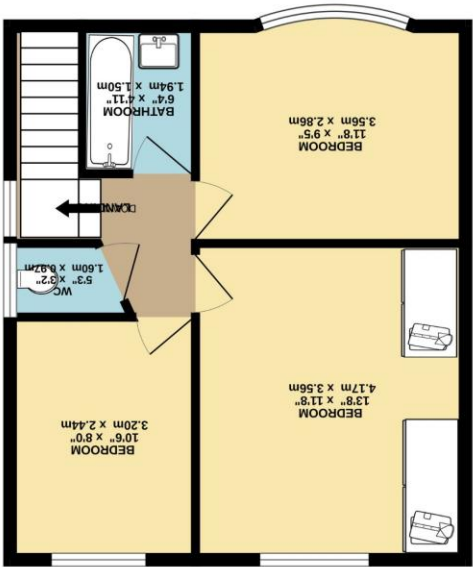


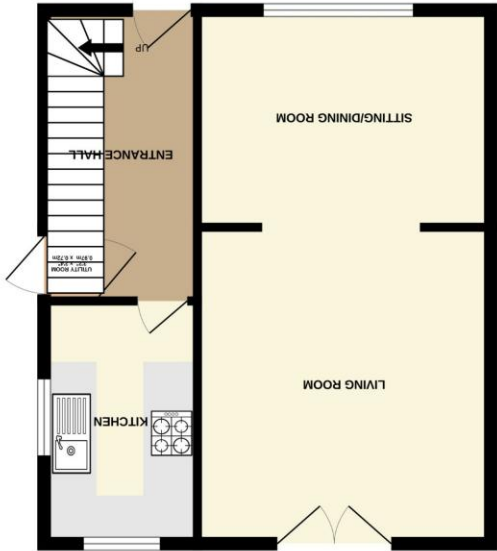
These particulars, whilst believed to be accurate and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error or 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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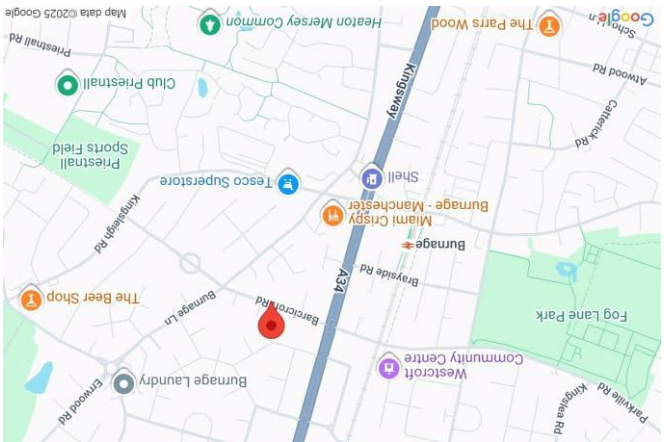


1ST FLOOR (42.4 sq.m.) approx. 457 sq.ft.



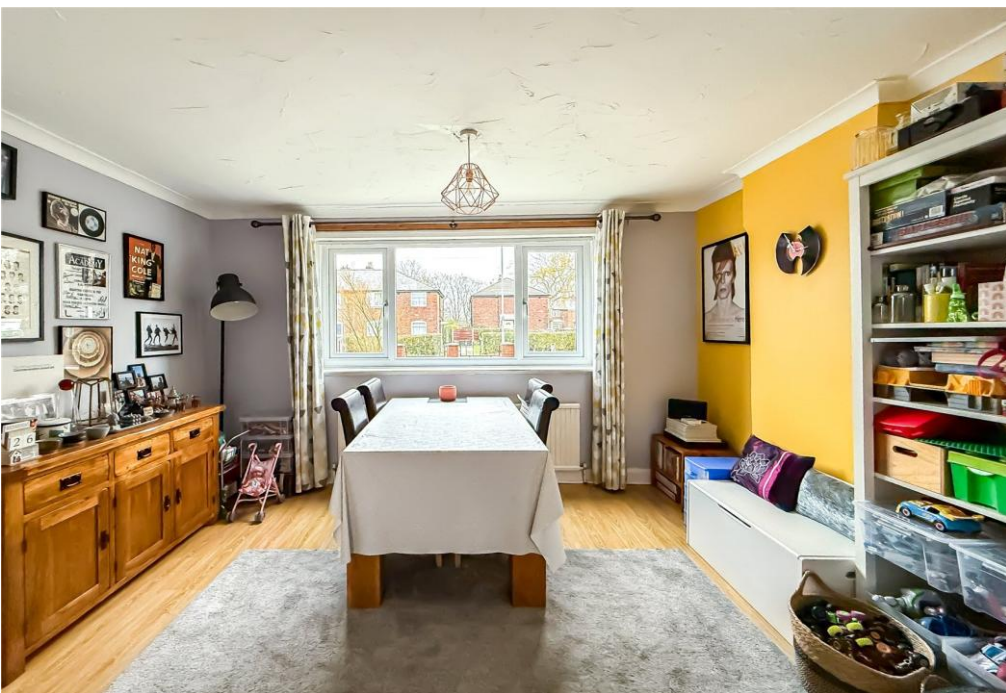
GROUND FLOOR (41.4 sq.m.) approx. 445 sq.ft.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		61 D	
			78 C



PHILIP JAMES
KENNEDY

28 BARCROFT ROAD
BURNAGE, M19 1NS



ASKING PRICE £315,000

A BRIGHT AND SPACIOUS 3-bedroom semi-detached home which has been RECENTLY UPDATED to create a WELL-PRESENTED FAMILY HOME. Occupying a SOUTHERLY FACING GARDEN PLOT WITH OFF ROAD PARKING, the property is located within STRIKING DISTANCE of Didsbury, Heaton Moor & Withington Villages, all offering a wide selection of shops, bars and restaurants, as well as being the catchment of many local reputable schools. 947 Sq.Ft

The accommodation consists of an entrance hall with stairs rising to the first floor. The hall also provides access to the utility area and courtesy door out to the garden. Opening from the hallway are two bright and spacious reception rooms. The living room has French doors which provide access and idyllic views of the South facing garden. To the rear of the property the kitchen is fitted with sleek units and space for appliances. The room benefits from having two windows which bathe the room in natural light.

The first floor reveals two well-proportioned double bedrooms and a single, the principal bedroom benefiting from bespoke fitted wardrobes. The property is also served by a stylish bathroom and separate WC.

The property is approached via a gated driveway with an area of garden frontage running alongside. The side of the property provides access to the enclosed private garden. Which is mainly laid to lawn with a large patio, ideal for entertaining in the warmer months.

Freehold
Council Tax Band: A
Approx. 947 Sq.Ft

"A Well Presented Family Home With A Southerly Facing Garden "

