

# *Callaghans*

Independent Estate Agents, Surveyors, Valuers and Mortgage Brokers

**11 Nethercote Avenue,**  
**Manchester, M23 1LL**



**£500,000**

**A Beautifully Presented Modern Four Bedroom Detached House**

**Living Room**

**Modern Fitted Kitchen / Dining Room**

**Conservatory**

**Utility Room**

**Ground Floor WC**

**Master Bedroom With En-Suite Shower Room**

**Integral Garage and Driveway**

**Callaghans Estate Agents**

**46 Church Road, Gatley, SK8 4NQ**

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**A beautifully presented modern four bedroom detached property situated within easy reach of all local amenities, the motorway network and the metro link. The property briefly comprises; Entrance hallway, living room, kitchen/ dining room, conservatory, utility room, ground floor WC, four bedrooms, master with en-suite shower room, family bathroom, integral garage, gardens to front and rear.**

**Front** To the front of the property there is a driveway providing off road parking for two vehicles, two lawned area's, the side garden has well established shrubs and bushes .

**Entrance Hallway** UPVC double glazed front door, laminate flooring, radiator and staircase leading to the first floor.

**Living Room** 15' 8" x 10' 8" (4.77m x 3.25m) UPVC leaded double glazed bay window with wooden shutters to the front aspect. Feature fireplace with living flame gas fire, two radiators and half glazed double doors leading to the kitchen/dining room.

**Kitchen/Dining Room** 20' 5" x 13' 0" (6.22m x 3.96m) UPVC double glazed window to the rear aspect, UPVC double glazed double doors leading to the Conservatory. A range of matching wall and base units with contrasting wood worktops and breakfast bar. Induction hob, double Belfast style sink with mixer tap, integrated electric oven, space for free standing fridge freezer, inset ceiling lighting, tiled flooring and two radiators.

**Conservatory** 11' 11" x 7' 11" (3.63m x 2.41m) UPVC double glazed conservatory with french doors leading to the rear garden and an electric wall heater.

**Utility Room** 9' 4" x 5' 2" (2.84m x 1.57m) UPVC double glazed door to the rear garden, matching wall and base units with contrasting work top, space and plumbing for a washing machine, space for dryer, tiled splash back, radiator and a door giving access to the integral garage.

**Ground Floor WC** Low level WC, vanity unit with wash basin, tiled splash back, tiled flooring and a radiator.

**First Floor Landing** Access to loft space via folding ladder, part boarded, cupboard for storage and a radiator.

**Master Bedroom** 13' 5" x 12' 1" (4.09m x 3.68m) UPVC leaded double glazed window to the front elevation, built in wardrobes and storage cupboard, feature panelled wall and a radiator.

**En-Suite Shower Room** Obscured glass UPVC double glazed window, fully tiled shower cubicle, pedestal sink , low level WC, part tiled walls, tiled flooring.

**Bedroom Two** 16' 2" x 8' 6" (4.92m x 2.59m) UPVC leaded double glazed window to the front elevation, built in wardrobes and a radiator.

**Bedroom Three** 11' 5" x 8' 3" (3.48m x 2.51m) UPVC double glazed window to the rear elevation, built in storage and a radiator.

**Bedroom Four** 10' 4" x 10' 4" (3.15m x 3.15m) UPVC double glazed window to the rear, feature panelled wall, built in wardrobes and a radiator.

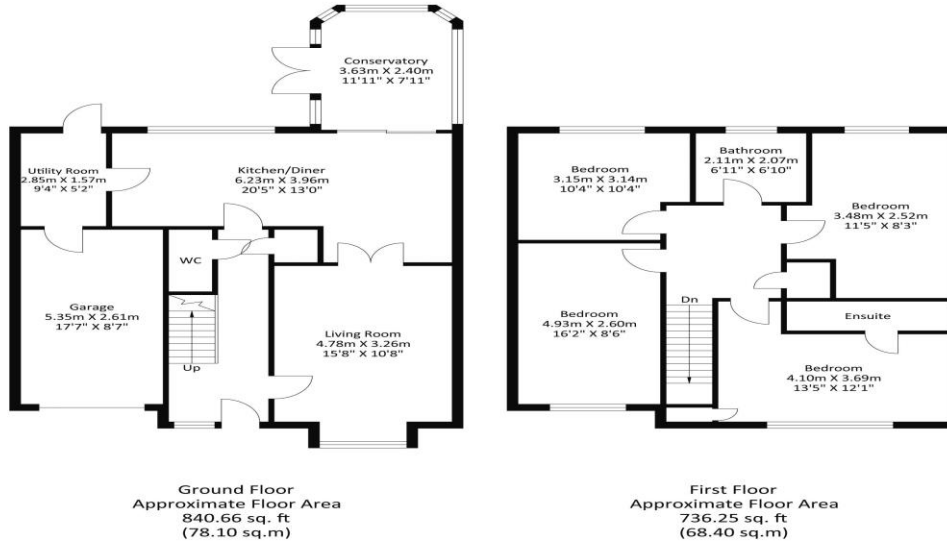
**Family Bathroom** 6' 11" x 6' 10" (2.11m x 2.08m) Obscured glass UPVC double glazed window to the rear elevation, a four piece bathroom suite comprising of: panelled bath with mixer tap and hand held shower, pedestal wash basin, fully tiled shower cubicle, low level WC , part tiled walls, tiled flooring and a radiator.

**Integral Garage** 17' 7" x 8' 7" (5.36m x 2.61m) Accessed via an up and over garage door and also via a door at the rear into the utility room.

**Rear Garden** The garden is enclosed with wooden fencing, mainly laid to lawn with borders of trees and shrubs, a block paved patio area, wooden shed and a gate leading to the front of the property.

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## 11 Nethercote Avenue, Baguley, M23 1LL



Approximate Gross Internal Area = 146.50 sq m / 1576.91 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

### Disclaimer:

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