

# *Callaghans*

Independent Estate Agents, Surveyors, Valuers and Mortgage Brokers

**2 Turnbury Road,**  
**Manchester, M22 4ZB**



**£290,000**

**Immaculate Condition**  
**Stylish Interiors**  
**Enclosed, Low Maintenance Rear Garden**  
**Built-in Kitchen Appliances**  
**Quiet Residential Development**  
**Convenient Location**  
**Parking Space**  
**Hive Heating System**

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**A three bedroom modern home, situated on a quiet residential development. In addition to the stylish interiors and comfortable living accommodation this much loved home is enhanced by the low maintenance rear garden. Within easy reach of Gatley village and all its amenities, Gatley train station and the motorway network are all within easy reach.**

**Living Room** 13' 2" x 16' 3" (4.01m x 4.95m) The living room is entered by the entrance hall, has carpeted flooring, electric fireplace, a large bay window plus additional two side window, understairs storage.

**Dining Room** 11' 1" x 9' 10" (3.38m x 2.99m) The dining room has tiled flooring extended from the kitchen, large bay window, an industrial light fitting, patio doors leading to the garden and an open archway through to the kitchen.

**Kitchen** 10' 4" x 6' 5" (3.15m x 1.95m) The modern fitted kitchen has base and eye level cabinetry, white, mirror specked granite effect worktops, ceramic sink, integrated Zanussi gas hob and electric oven, a integrated washing machine, integrated dishwasher and space for fridge freezer.

**Bedroom One** 12' 3" x 8' 1" (3.73m x 2.46m) The main bedroom has built-in wardrobes, chest of drawers and dressing table, large window, carpeted flooring, chandelier light fitting with dimmer light switch.

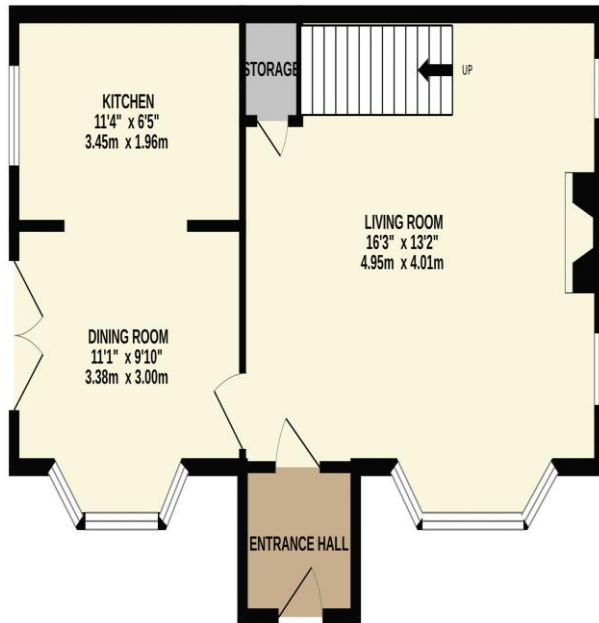
**Bedroom Two** 10' 0" x 8' 4" (3.05m x 2.54m) The second bedroom has carpeted flooring, large window, dimmer light switch.

**Bedroom Three** 10' 7" x 5' 10" (3.22m x 1.78m) The third bedroom is currently being utilised as a dressing room but can also be used as a small bedroom/nursery or study. There is storage, carpeted flooring and spotlight fittings.

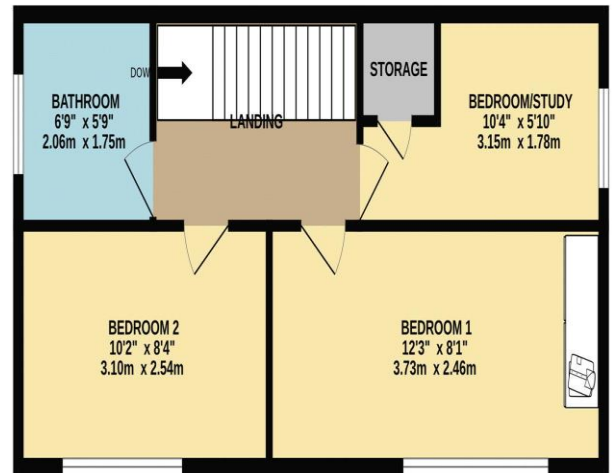
**Bathroom** 6' 2" x 5' 9" (1.88m x 1.75m) The modern bathroom and tiled walls and flooring, bath tub with shower overhead, heated towel rail, sink and WC.

**Exterior** There is a parking space to the rear of the garden. The low maintenance garden is fenced for privacy, has two patio areas, gravel space and raised decked seating area, ideal for family/friend gatherings and al fresco dining.

GROUND FLOOR  
544 sq.ft. (50.5 sq.m.) approx.



1ST FLOOR  
494 sq.ft. (45.9 sq.m.) approx.



TOTAL FLOOR AREA: 1038 sq.ft. (96.5 sq.m.) approx.

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, 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 inoperability or efficiency can be given

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