

Callaghans

Independent Estate Agents, Surveyors, Valuers and Mortgage Brokers

48 Nethercote Avenue,
Manchester M23 1LL



£525,000

Four Double Bedrooms
Three Reception Rooms
Large Ensuite To Main Bedroom
Built-in Wardrobes To All Bedrooms
Low Maintenance Rear Garden
Driveway For Multiple Vehicles Plus Double Garage
Close To M60 Motorway
Short Distance To Wythenshawe Hospital
Downstairs WC and Utility

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A well presented modern home in immaculate condition throughout, offering generous sized internal accommodation, an attractive low maintenance rear garden, parking for multiple vehicles including an integral double garage. This property will appeal to any growing family seeking a spacious home close to Manchester City Centre, Wythenshawe Hospital or Manchester Airport.

Living Room 17' 0" x 11' 4" (5.18m x 3.45m) Large living room with bay window to the front aspect of the property. Carpeted flooring, gas fire with feature fire place.

Dining Room 10' 8" x 10' 6" (3.25m x 3.20m) Enter via double doors from the living room or hallway, carpeted flooring, dimmer switch lighting, patio door to the rear garden.

Study 7' 1" x 6' 8" (2.16m x 2.03m) This room is currently being utilised as a TV room but can be used as a study or playroom. Carpeted flooring, bay window overlooking the rear garden.

Kitchen 10' 4" x 9' 4" (3.15m x 2.84m) Base and eye level cabinetry, tiled flooring, tiled walls, plenty of worktops space, 1 and half sink, double integrated oven, integrated hob and dishwasher.

Utility Room 6' 6" x 5' 2" (1.98m x 1.57m) Integrated washing machine, cupboards units, Baxi boiler.

WC 5' 2" x 2' 10" (1.57m x 0.86m) Comprises of sink and WC.

Bedroom One 14' 3" x 12' 7" (4.34m x 3.83m) Wall to wall triple built-in wardrobes, carpeted flooring, large window to the front aspect.

Ensuite 9' 5" x 5' 9" (2.87m x 1.75m) Fully tiled, shelving unit, large mirror, WC, sink, walk-in shower cubicle with double headed shower including rain showerhead.

Bedroom Two 11' 4" x 10' 9" (3.45m x 3.27m) To the front aspect, built-in wardrobes, carpeted flooring.

Bedroom Three 11' 7" x 11' 3" (3.53m x 3.43m) To the rear aspect, built-in wardrobes, carpeted flooring.

Bedroom Four 11' 4" x 9' 4" (3.45m x 2.84m) To the rear aspect, built-in wardrobes, carpeted flooring.

Bathroom 9' 7" x 6' 9" (2.92m x 2.06m) Fully tiled, bath, wc, sink, shelving unit with large mirror, separate shower cubicle with double head shower including rain shower head.

Garage 16' 7" x 15' 11" (5.05m x 4.85m) Double garage with built-in storage cupboard.

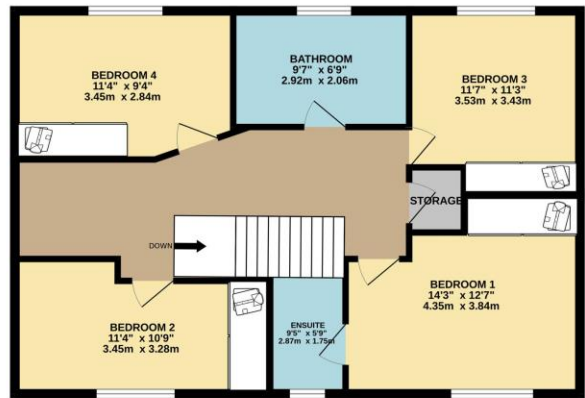
External Front Private drive with parking for multiple vehicles.

External Rear Low maintenance rear garden, lawned area, decking entertaining space and second decked area. Surrounded by mature trees and shrubs this garden feels very secluded.

GROUND FLOOR
811 sq.ft. (75.4 sq.m.) approx.



1ST FLOOR
808 sq.ft. (75.1 sq.m.) approx.



TOTAL FLOOR AREA: 1619 sq.ft. (150.5 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 operability or efficiency can be given.
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