

Callaghans

Independent Estate Agents, Surveyors, Valuers and Mortgage Brokers

2 Fenside Road,
Manchester, M22 4WZ



£170,000

**Ground Floor Maisonette.
Gardens and Garage.
Two Bedrooms
Popular Location
Leasehold
Council Band A**

Callaghans Estate Agents
46 Church Road, Gatley, SK8 4NQ
Telephone: 0161 491 4000, Fax: 0161 491 55 44
Website: www.callaghansltd.com Email: admin@callaghansltd.com

**** GROUND FLOOR MAISONETTE ** GARDENS, GARAGE AND PARKING ** TWO BEDROOMS **** This is a rare opportunity to acquire a spacious ground floor maisonette in the sought-after Sharston area. The property boasts a generous lounge with a bay window overlooking the well-maintained front garden, a galley kitchen with ample storage and worktop space, two good-sized bedrooms and a modern bathroom. The maisonette also benefits from a garage and off road parking, as well as a private rear garden with a patio area. The location is ideal for commuters, as it is close to major transport links, including the M56 motorway and the Metrolink station. Sharston is a popular area with a range of local amenities, such as shops, schools, parks and leisure facilities. This is a fantastic opportunity to own a lovely home in a desirable location. Viewing is highly recommended.

Lounge 14' 5" x 10' 10" (4.4m x 3.3m)

Kitchen 11' 8" x 5' 9" (3.55m x 1.76m)

Bathroom 7' 10" x 4' 3" (2.4m x 1.3m)

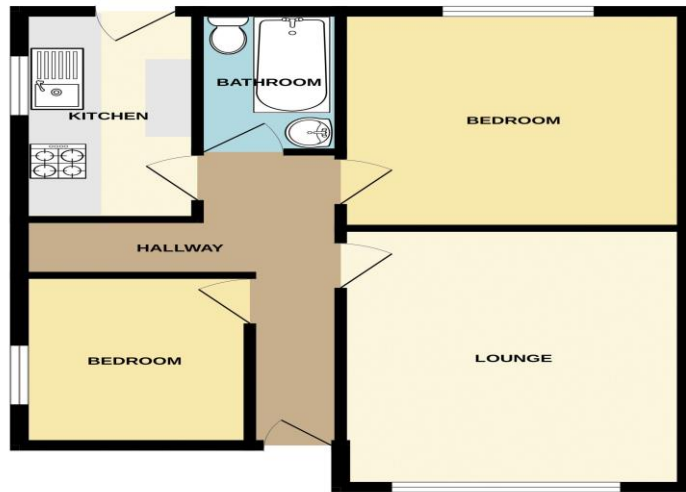
Bedroom One 12' 2" x 10' 11" (3.7m x 3.33m)

Bedroom Two 9' 6" x 7' 3" (2.9m x 2.22m)

Garden

Garage

GROUND FLOOR
533 sq.ft. (49.5 sq.m.) approx.



TOTAL FLOOR AREA : 533 sq.ft. (49.5 sq.m.) approx.

While 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. It is open to the prospective purchaser to verify and should be based on their own prospective purchaser. The services, systems and appliances shown have not been tested and not guaranteed as to their operability or efficiency can be given.
Made with Metropix ©2023

Disclaimer:

These particulars, whilst believed to be accurate are set out as a general guideline only or guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation or fact, but must satisfy themselves by inspection or otherwise as to their accuracy. Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, including gas central heating and so cannot verify they are in working order or fit for their purpose. Further more solicitors should confirm movable items described in the sales particulars are, in fact included in the sale since circumstances do change during marketing or negotiations. Although we try to ensure accuracy, measurements used in this brochure may be approximate. Therefore if intending purchasers need accurate measurements to order carpeting or to ensure existing furniture will fit, they should take such measurements themselves. **YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT**