

Callaghans

Independent Estate Agents, Surveyors, Valuers and Mortgage Brokers

4 Chandler Close,
Manchester, M22 5GU



£400,000

**Stylish Detached
Bi-Fold Doors
Spacious Living Kitchen
Three Bedrooms
En-Suite
Quiet Small Estate
Leasehold
Council Band B**

Callaghans Estate Agents
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Look no further than this stylish modern home, it is a stunning three bedroom detached property located on a small quiet estate with good transport links and amenities nearby. This home boasts a spacious living kitchen with skylights, sleek grey units, white quartz worktops and integrated appliances. The living area features a media wall and bifold doors that open onto a beautiful garden. There is a comfortable lounge area at the front of the house, perfect for relaxing or entertaining. The open stairs lead to the first floor, where you will find three bedrooms with fitted wardrobes. The master bedroom has its own En-suite with a shower, while the family bathroom has a modern suite with an over bath shower. There is parking at the front of the house, and Don't miss this opportunity to own your dream home!

Lounge 16' 9" x 16' 6" (5.11m x 5.03m)

Kitchen 19' 7" x 16' 9" (5.97m x 5.1m)

W.C. 6' 7" x 4' 7" (2m x 1.4m)

Master Bedroom 14' 7" x 9' 9" (4.44m x 2.98m)

En-suite 6' 11" x 3' 8" (2.11m x 1.12m)

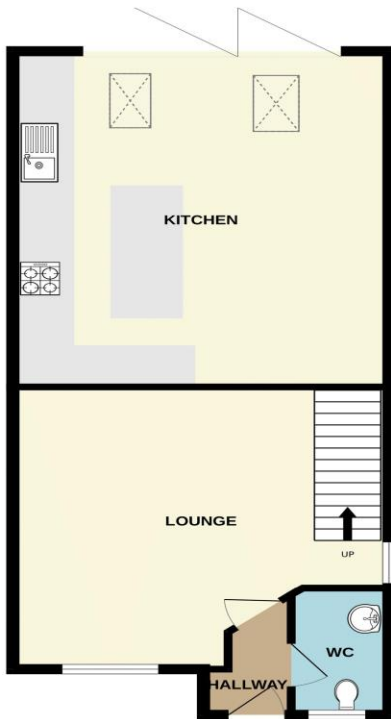
Bedroom Two 9' 9" x 9' 7" (2.97m x 2.91m)

Bedroom Three 8' 4" x 6' 9" (2.55m x 2.05m)

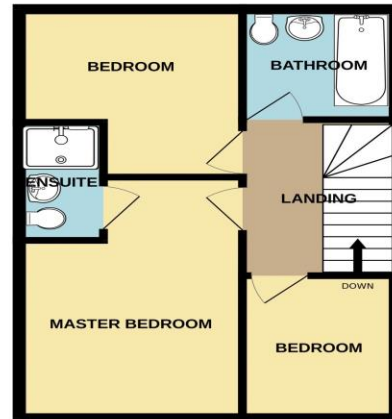
Family Bathroom 6' 2" x 6' 8" (1.87m x 2.03m)

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GROUND FLOOR
627 sq.ft. (58.2 sq.m.) approx.



1ST FLOOR
400 sq.ft. (37.2 sq.m.) approx.



TOTAL FLOOR AREA : 1027 sq.ft. (95.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans 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 operation or efficiency can be given.
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