

# *Callaghans*

Independent Estate Agents, Surveyors, Valuers and Mortgage Brokers

**25 Harrier Close,**  
**Manchester, M22 4XN**



**£300,000**

**Modern Semi-Detached  
Three Bedrooms  
Off Road Parking  
Front and rear Gardens  
Stylish Bathroom  
Grey Shaker Kitchen  
Leasehold  
Council Band C**

Callaghans Estate Agents  
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Are you looking for a dream home in a desirable location? Look no further than this modern semi-detached property. This modern house offers spacious and stylish living, with a large lounge that flows into a contemporary grey shaker style kitchen. The patio doors open to a beautiful lawn garden at the rear, where you can enjoy the fresh air and sunshine. The front garden is also well-maintained, and there is ample off road parking for your convenience. Upstairs, you will find three proportional bedrooms, each with plenty of natural light and storage space. The bathroom is sleek and elegant, with grey tiles and an over bath shower. The property is situated in a sought after area, close to excellent transport links to Manchester and the airport. You will also benefit from all the nearby amenities, such as shops, schools and parks. This is a rare opportunity to own a fabulous home in a prime location. Don't miss out on this chance to make your dreams come true. Contact us today to arrange a viewing. You won't regret it!

**Lounge** 23' 11" x 14' 3" (7.28m x 4.35m)

**Kitchen** 6' 2" x 10' 3" (1.87m x 3.13m)

**Bedroom One** 8' 10" x 11' 0" (2.68m x 3.36m)

**Bedroom Two** 9' 7" x 7' 7" (2.91m x 2.31m)

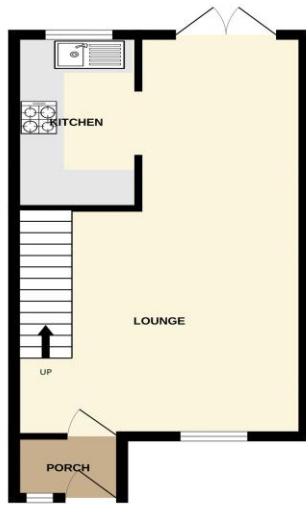
**Bedroom Three** 6' 5" x 6' 8" (1.95m x 2.03m)

**Family Bathroom** 7' 7" x 5' 0" (2.3m x 1.52m)

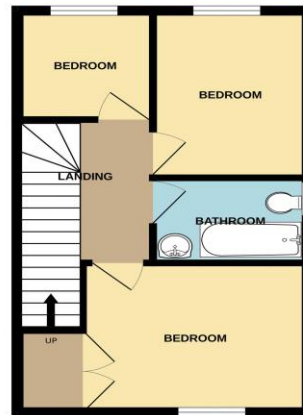
**Garden**

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GROUND FLOOR  
359 sq.ft. (33.3 sq.m.) approx.



1ST FLOOR  
339 sq.ft. (31.5 sq.m.) approx.



TOTAL FLOOR AREA: 698 sq.ft. (64.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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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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**