

Callaghans

Independent Estate Agents, Surveyors, Valuers and Mortgage Brokers

30 Hilton Road,
Manchester, M22 4ZD



£295,000

**Stylish Extended Mid-Mews
Attractive Sun-Room and Patio.
Two Double Bedrooms
Shaker Style Kitchen
Showroom Bathroom
Off Road Parking
Leasehold
Council Band C**

Callaghans Estate Agents
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Stylish Extended Mid-Mews property. Callaghans are pleased to offer for sale this elegant modern mews, on a popular Estate in Sharston. The property is in move in condition and would make a great first home. Set back from the road, with a driveway, this is a property full of extensive charm. The property is open plan and has been tastefully extended with a south facing sunroom at the rear. The welcoming lounge has open stairs and a feature fireplace ideal to relax or receive friends of an evening. This leads into the kitchen, dining area with modern shaker style Grey floor and wall units, with plenty of worktop creating a good entertaining space. Beyond the kitchen is the sun-room with patio doors into the spacious deck patio garden. On the first floor is the stylish tiled bathroom with modern suite and walk in shower. The bedrooms are both double finishing off this attractive property. Given this properties location and quality we expect a lot of interest, Contact Callaghans now to arrange your viewing.

Lounge 13' 7" x 17' 3" (4.13m x 5.26m)

Kitchen/Diner 13' 6" x 7' 11" (4.11m x 2.42m)

Sun Room 11' 9" x 9' 7" (3.57m x 2.92m)

Family Bathroom 8' 5" x 9' 7" (2.57m x 2.92m)

Bedroom One 10' 3" x 11' 6" (3.13m x 3.51m)

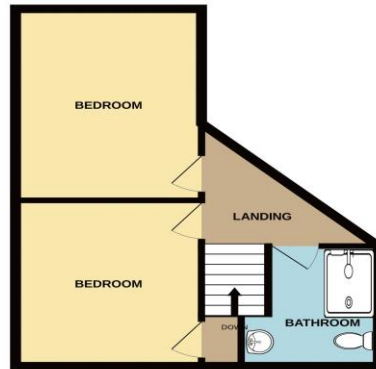
Bedroom Two 13' 6" x 9' 9" (4.12m x 2.96m)

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GROUND FLOOR
450 sq.ft. (41.6 sq.m.) approx.



1ST FLOOR
369 sq.ft. (34.3 sq.m.) approx.



TOTAL FLOOR AREA: 819 sq.ft. (76.1 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 or omission in the measurements. This plan is for illustrative purposes only and should be used as a guide only. Intending purchasers should confirm measurements and any other details with the sales agent. The services, systems and appliances shown have not been tested and no guarantee is given for their operation or efficiency over time.

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