

Callaghans

Independent Estate Agents, Surveyors, Valuers and Mortgage Brokers

5 Witham Avenue,
Manchester, M22 4RS



£325,000

Fully Renovated
Downstairs Wetroom
Open Plan Living
Attic Room
Three Bedrooms
Garden Room
Freehold
Council Band A

Callaghans Estate Agents
46 Church Road, Gatley, SK8 4NQ
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Callaghans are pleased to offer for sale this semi-detached house in Sharston that represents a delightful blend of modern living and comfort. The recent renovation has introduced an open plan living area, creating a spacious and welcoming environment. The addition of a new wet room under the stairs is a clever use of space, providing convenience and style. The lounge has been extended, offering a generous area for relaxation and entertainment. The kitchen boasts a sleek white gloss finish, adding a touch of elegance to the home. Upstairs, the stylish bathroom complements the three well-appointed bedrooms, ensuring that each member of the household has their own private retreat. The attic room is easily accessible via a drop-down ladder, making it a versatile space for storage or an additional room. This property beautifully encapsulates contemporary design and practicality. Contact Callaghans now before it has been snapped up.

Lounge/Diner 32' 10" x 14' 9" (10.02m x 4.5m)

Kitchen 8' 7" x 14' 5" (2.62m x 4.4m)

Wetroom 5' 11" x 5' 11" (1.8m x 1.8m)

Family Bathroom 4' 10" x 7' 5" (1.48m x 2.27m)

Bedroom One 11' 5" x 10' 0" (3.47m x 3.04m)

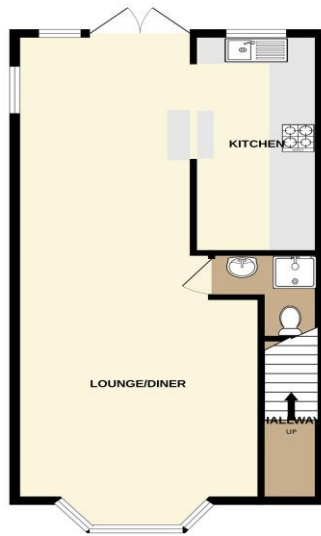
Bedroom Two 8' 11" x 10' 0" (2.71m x 3.04m)

Bedroom Three 6' 1" x 7' 7" (1.85m x 2.30m)

Attic 10' 0" x 12' 8" (3.05m x 3.85m)

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GROUND FLOOR
566 sq.ft. (52.6 sq.m.) approx.



1ST FLOOR
354 sq.ft. (32.9 sq.m.) approx.



TOTAL FLOOR AREA: 921 sq.ft. (85.5 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 fittings and appliances and to ensure that they are suitable for 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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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**