

Callaghans

Independent Estate Agents, Surveyors, Valuers and Mortgage Brokers

14 Dunstall Road,
Manchester, M22 4PP



£240,000

Three Bedroom Semi-Detached
Move in Condition
White Kitchen
Downstairs W.C.
Tiled Bathroom
Wrap round Garden
Freehold
Council Band A

Callaghans Estate Agents
46 Church Road, Gatley, SK8 4NQ
Telephone: 0161 491 4000, Fax: 0161 491 55 44
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This delightful Semi-Detached property, nestled in a quiet leafy Sharston Road, promising a tranquil living experience. The property is ready for you to move in and start making it your own. The spacious lounge, Looks over the rear garden. To the side is the kitchen, with its white wall and floor units can spark your culinary creativity. Upstairs, there are three generous sized family bedrooms offer peaceful retreats. The bathroom has tiled walls and a modern white suite with over bath shower. Outside, the front and rear gardens provide a green oasis, and the off-road parking is an added luxury. This home could be the sanctuary your family has been seeking. To explore this opportunity further, contact Callaghans to schedule your viewing.

Lounge 11' 11" x 15' 7" (3.62m x 4.76m)

Kitchen 13' 11" x 8' 2" (4.23m x 2.48m)

W.C. 2' 7" x 452' 9" (0.8m x 138m)

Family Bathroom 5' 5" x 5' 10" (1.64m x 1.78m)

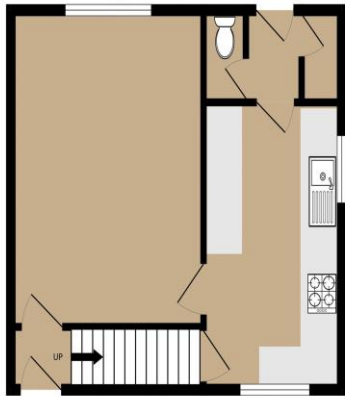
Bedroom One 12' 5" x 8' 5" (3.79m x 2.56m)

Bedroom Two 11' 10" x 11' 0" (3.6m x 3.35m)

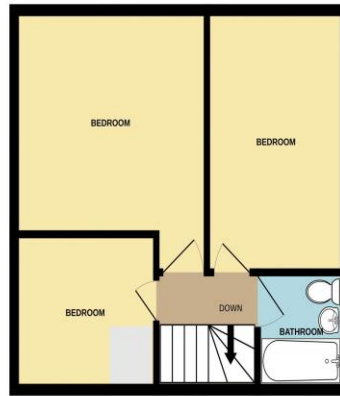
Bedroom Three 8' 9" x 7' 5" (2.67m x 2.27m)

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GROUND FLOOR
381 sq.ft. (35.4 sq.m.) approx.



1ST FLOOR
381 sq.ft. (35.4 sq.m.) approx.



TOTAL FLOOR AREA: 762 sq.ft. (70.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, 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 operability or efficiency can be given.
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