

Callaghans

Independent Estate Agents, Surveyors, Valuers and Mortgage Brokers

28 Tramore Walk,
Manchester, M22 5QW



£225,000

**End of Terrace
Gardens
Detached Garage
Three Bedrooms
Green space Outlook
Council Band B
Lease Hold**

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A modern end of terrace house offers a unique blend of privacy and community. With only one shared boundary, this home enjoys additional green space on the side, providing a sense of openness not always found in mid-terrace properties. The inclusion of both front and rear gardens, as well as a detached garage, adds to the appeal, offering ample outdoor space for relaxation and activities. Inside, the spacious lounge becomes a focal point for family gatherings, while a dining kitchen with views of the garden invites natural light and nature into daily life. The family bathroom, featuring a corner bath, adds a touch of comfort and sophistication. With three bedrooms, there's room for growth or hosting guests. Proximity to local amenities like trams and the civic centre ensures convenience, blending the tranquillity of suburban living with the accessibility of urban life. Contact Callaghans to find out more.

Entrance Porch 6' 2" x 4' 6" (1.88m x 1.37m)

Lounge 14' 7" x 14' 2" (4.45m x 4.32m)

Kitchen 14' 7" x 10' 0" (4.45m x 3.05m)

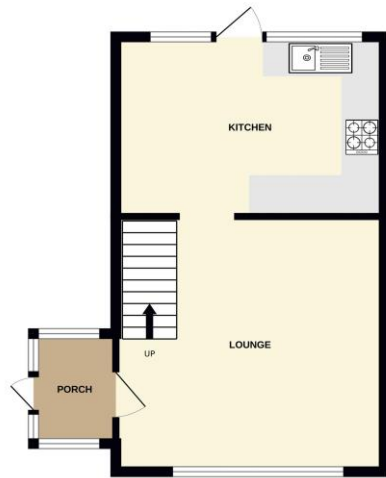
Family Bathroom 6' 2" x 6' 3" (1.87m x 1.9m)

Bedroom One 15' 8" x 8' 5" (4.77m x 2.57m)

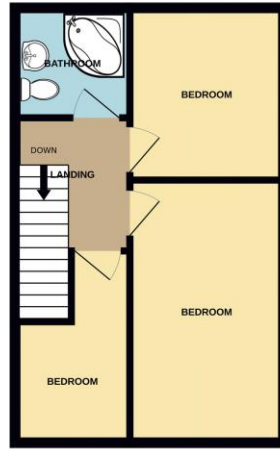
Bedroom Two 8' 3" x 9' 3" (2.51m x 2.81m)

Bedroom Three 6' 0" x 10' 8" (1.82m x 3.25m)

GROUND FLOOR
380 sq.ft. (35.3 sq.m.) approx.



1ST FLOOR
353 sq.ft. (32.8 sq.m.) approx.



TOTAL FLOOR AREA: 733 sq.ft. (68.1 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, omission or mis-statement. This plan is for illustrative purposes only and should be used as such for 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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