

Callaghans

Independent Estate Agents, Surveyors, Valuers and Mortgage Brokers

34 Turnbury Road,
Manchester, M22 4ZB



£275,000

End Mews Property
Two Double Bedrooms
Off Road Electric Charging
Conservatory
Stylish Kitchen
Large Lounge
Leasehold
Council Band C

Callaghans Estate Agents
46 Church Road, Gatley, SK8 4NQ
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Stylish End 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 providing the convenience of electric charging this a property full of charm. The welcoming lounge has open stairs and a feature fireplace ideal to relax or receive friends of an evening. At the rear is the modern kitchen with Grey shaker floor and wall units, with plenty of worktop creating a good entertaining space with patio doors into the conservatory and spacious garden. On the first floor is the stylish tiled bathroom with modern suite and over bath 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 25' 7" x 13' 6" (7.8m x 4.12m)

Kitchen 6' 9" x 7' 11" (2.05m x 2.42m)

Conservatory 7' 10" x 11' 6" (2.4m x 3.5m)

Family Bathroom 5' 1" x 7' 1" (1.54m x 2.16m)

Bedroom One 13' 7" x 9' 7" (4.15m x 2.92m)

Bedroom Two 11' 6" x 10' 3" (3.5m x 3.12m)

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GROUND FLOOR
436 sq.ft. (40.2 sq.m.) approx.



1ST FLOOR
350 sq.ft. (32.3 sq.m.) approx.



TOTAL FLOOR AREA: 786 sq.ft. (73.0 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 misstatement. This plan is for illustrative purposes only and should be used as a guide only 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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