

# *Callaghans*

Independent Estate Agents, Surveyors, Valuers and Mortgage Brokers

## **4 Marlecroft Close, Manchester, M23 1DB**



**£390,000**

**Spacious Detached  
Three Double Bedrooms  
Garage and Driveway  
Downstairs Bathroom  
Front and Rear Gardens  
White Gloss Kitchen  
Freehold  
Council Band D**

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**This elegant three-bedroom detached home offers a harmonious blend of modern design and comfortable living. The property boasts a spacious lounge, perfect for relaxation and entertainment, with patio doors that open to a beautifully manicured lawn garden, inviting natural light and the outdoors in. The sleek white gloss kitchen is designed for functionality and style, complemented by a convenient downstairs toilet. An integrated garage adds to the practicality of the home. Upstairs, three double bedrooms provide ample space for family and guests, while the modern bathroom, featuring an over-bath shower, ensures a refreshing start to the day. The home is complete with off-road parking and well-maintained front and rear gardens, creating a serene and private outdoor space. This property is a gem for those seeking good location with a smart and stylish living space.**

**Lounge** 11' 0" x 20' 11" (3.36m x 6.37m)

**Kitchen** 11' 10" x 9' 3" (3.61m x 2.81m)

**Downstairs Toilet** 4' 8" x 6' 11" (1.43m x 2.12m)

**Family Bathroom** 5' 9" x 7' 1" (1.74m x 2.17m)

**Bedroom One** 11' 4" x 10' 8" (3.46m x 3.26m)

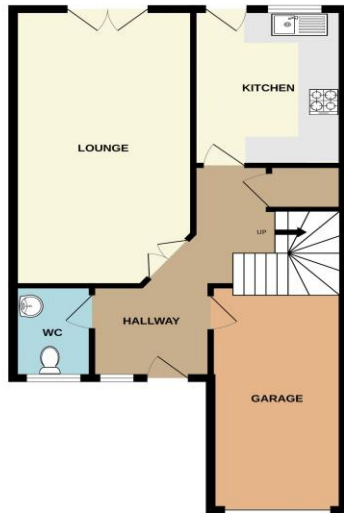
**En-suite** 5' 7" x ' ' (1.70m x m)

**Bedroom Two** 9' 11" x 11' 4" (3.02m x 3.46m)

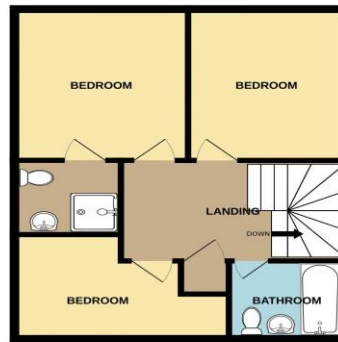
**Bedroom Three** 13' 6" x 7' 10" (4.11m x 2.39m)

**Garage** 8' 2" x 17' 0" (2.49m x 5.17m)

GROUND FLOOR  
647 sq.ft. (60.2 sq.m.) approx.



1ST FLOOR  
506 sq.ft. (47.0 sq.m.) approx.



TOTAL FLOOR AREA: 1154 sq.ft. (107.2 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 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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