

Callaghans

Independent Estate Agents, Surveyors, Valuers and Mortgage Brokers

26 Bronington Close,
Manchester, M22 4ZQ



£330,000

Modern Detached Property
Parquet Flooring
Detached Garage and Driveway
Master En-suite
Three Bedrooms
Front and Rear Gardens
Long Leasehold
Council Band D

Callaghans Estate Agents
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Step into the elegance of a modern detached home in Northenden, where every step across the parquet flooring resonates with the promise of comfort and style. The detached garage stands as a testament to convenience, ensuring your vehicle is tucked away safely while you unwind in the spacious lounge. The lounge, a haven of relaxation, seamlessly transitions to the dining room, creating an open, inviting space for gatherings and feasts. The heart of the home, the modern kitchen, is a culinary dream with wrap-around units, an integrated sink, and high-quality appliances including an oven and gas hob. Imagine the ease of entertaining as patio doors swing open to reveal a lush rear garden, inviting the outside in and providing a serene backdrop to your living space. Ascend the stairs to the private sanctum of the first floor, where three bedrooms await to envelop you in tranquillity. The master bedroom, a luxurious retreat, boasts an ensuite with a shower, offering a spa-like experience within the comfort of your own home. The family bathroom, with its modern suite, echoes the home's overall theme of modernity and sophistication. This property is not just a house; it's a canvas for your life's most cherished moments, a place where memories will be forged and dreams realized. Call Callaghans now to see how you could be moving into you dream detached.

Entrance Porch 3' 3" x 4' 3" (1m x 1.3m)

Lounge 15' 7" x 14' 7" (4.76m x 4.44m)

Dining Room 7' 1" x 10' 0" (2.16m x 3.04m)

Kitchen 10' 0" x 8' 2" (3.04m x 2.48m)

Rear Garden

Family Bathroom 5' 9" x 6' 4" (1.75m x 1.94m)

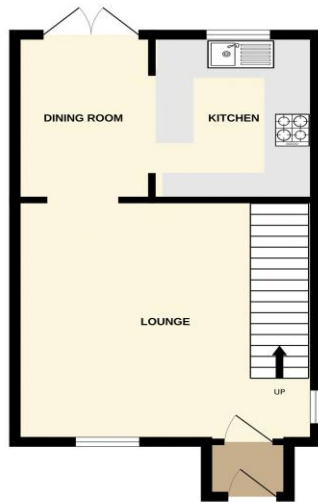
Master bedroom 9' 4" x 13' 1" (2.85m x 4m)

Bedroom Two 8' 11" x 9' 5" (2.73m x 2.86m)

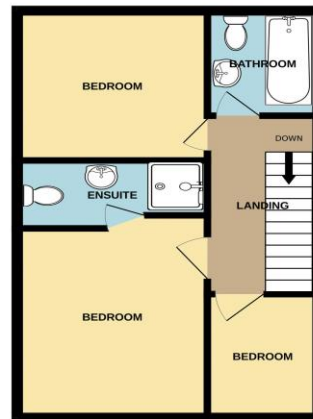
Bedroom Three

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GROUND FLOOR
396 sq.ft. (36.8 sq.m.) approx.



1ST FLOOR
382 sq.ft. (35.5 sq.m.) approx.



TOTAL FLOOR AREA: 778 sq.ft. (72.3 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.
Made with Metreplan 12/02/18

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**