

# *Callaghans*

Independent Estate Agents, Surveyors, Valuers and Mortgage Brokers

**20 Edgecote Close,**  
**Manchester, M22 4UT**



**£340,000**

**Spacious Town House  
Over Three Floors  
Exceptional Master Suite  
Three Double Bedrooms  
Gardens, Garage and Driveway  
Lounge Equipped to Entertain.  
Leasehold  
Council Band C**

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Callaghans invite you to step into the elegance of this modern Sharston townhouse, a haven of contemporary living and convenience. The welcoming hallway leads you to a sleek kitchen, boasting modern units ready to inspire your culinary adventures. A convenient downstairs toilet adds to the thoughtful layout. Venture further to discover the lounge, a spacious sanctuary that seamlessly extends into a beautifully landscaped garden, creating an enchanting backdrop for social gatherings or tranquil evenings. Ascend to the first floor where comfort meets style; two generously sized double bedrooms await, alongside a chic family bathroom featuring a modern vanity unit suite. The pinnacle of this home is the master suite, occupying the entire top floor. It's a luxurious retreat complete with a capacious bedroom, an intimate dressing room, and a stylish En-Suite adorned with grey tiles and a walk-in shower. This residence is not just a house, it's a lifestyle choice, positioned conveniently close to excellent transport links, a selection of shops, and the local hospital. Embrace the blend of sophistication and practicality in this exquisite Sharston abode.

**Lounge** 13' 3" x 16' 10" (4.05m x 5.14m)

**Kitchen** 6' 6" x 12' 8" (1.98m x 3.86m)

**Downstairs Toilet** 6' 2" x 2' 10" (1.87m x 0.86m)

**Family Bathroom** 6' 4" x 6' 3" (1.94m x 1.9m)

**Bedroom One** 13' 4" x 11' 7" (4.07m x 3.52m)

**Bedroom Two** 13' 4" x 11' 0" (4.07m x 3.35m)

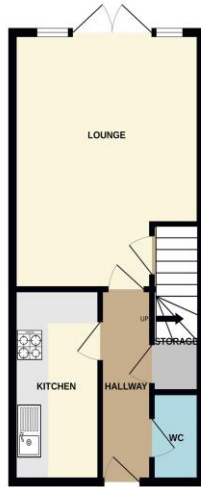
**Master bedroom** 13' 4" x 12' 11" (4.07m x 3.94m)

**Dressing Room** 10' 10" x 6' 5" (3.3m x 1.95m)

**En-suite** 10' 10" x 6' 5" (3.3m x 1.95m)

**Rear Garden**

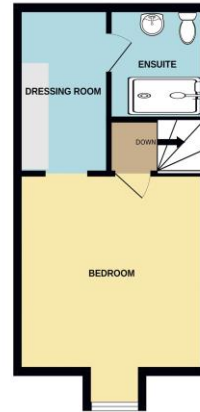
GROUND FLOOR  
394 sq.ft. (36.6 sq.m.) approx.



1ST FLOOR  
394 sq.ft. (36.6 sq.m.) approx.



2ND FLOOR  
328 sq.ft. (30.4 sq.m.) approx.



TOTAL FLOOR AREA: 1115 sq.ft. (103.6 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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