

Callaghans

Independent Estate Agents, Surveyors, Valuers and Mortgage Brokers

1 Whitsand Road,
Manchester, M22 4ZA



Offers Over £250,000

Quiet Secluded Location
Two Double Bedrooms
A Great Entertaining Space
Landscaped Garden
Off Road Parking
Long Lease

Callaghans Estate Agents
46 Church Road, Gatley, SK8 4NQ
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Tucked away in a quiet corner of Sharston this property is a little gem. With off road parking and porch to the front, you will already appreciate the properties seclusion. The property opens into a spacious living space with bay window at the front and patio doors opening into the landscaped garden. The lounge has stairs leading upstairs and dining area next to the well equipped kitchen. The kitchen has cream gloss floor and wall units with inset sink, oven and gas hob. The garden will be a great place to entertain, with lawn and patio space for barbeques and family parties. On the first floor is the family bathroom is showroom quality and a pleasant place to refresh. The master bedroom is to the front and has a large wardrobe storage space. The second bedroom is at the rear. Given the location and appeal this property has to offer we expect a lot of interest. Contact Callaghans now to arrange your viewing.

Lounge 21' 3" x 13' 6" (6.48m x 4.12m)

Kitchen

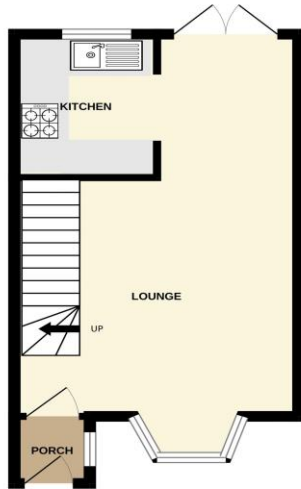
Family Bathroom 5' 6" x 6' 5" (1.68m x 1.96m)

Bedroom One 10' 0" x 11' 3" (3.05m x 3.44m)

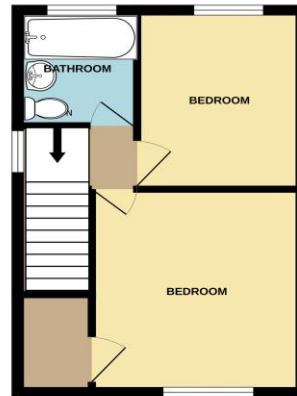
Bedroom Two 7' 9" x 9' 9" (2.35m x 2.98m)

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GROUND FLOOR
311 sq.ft. (28.9 sq.m.) approx.



1ST FLOOR
288 sq.ft. (26.7 sq.m.) approx.



TOTAL FLOOR AREA: 599 sq.ft. (55.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the figures 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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