

Callaghans

Independent Estate Agents, Surveyors, Valuers and Mortgage Brokers

2 Thirlmere Road,
Manchester, M22 1NB



£310,000

**Extended Semi-Detached
Garage converted to rooms
Three Bathrooms
Four Receptions
Low maintenance Gardens
Off Road Parking
Freehold
Council Band B**

Callaghans Estate Agents
46 Church Road, Gatley, SK8 4NQ
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Callaghans are pleased to offer for sale this spacious extended semi-detached on this popular modern estate. The property has been extensively adapted over the years creating an adaptable living space. Off the hallway is a blue tiled bathroom with shower, the main front lounge, a side lounge and the dining room. The spacious front lounge has twin windows flooding the room with light. The side lounge would be a useful study or play room. The dining room is conveniently open to the kitchen. Off the dining room is another bathroom with shower and toilet. The kitchen has stylish black gloss units and tiles. Patio doors open into the patio garden with covered pergola. Off the kitchen is another reception room overlooking the garden. To the side of the property is the garage that has been converted into a useful space with small kitchen and enclosed bathroom. On the first floor is the family bathroom with modern suite and tiled walls. There are three proportional bedrooms finishing this expansive property. Contact Callaghans now to find out more.

Hallway Bathroom 4' 9" x 5' 7" (1.45m x 1.69m)

Front Lounge 14' 10" x 11' 3" (4.52m x 3.43m)

Side Lounge 9' 4" x 8' 1" (2.85m x 2.46m)

Dining Room 8' 8" x 14' 10" (2.65m x 4.51m)

Dining Room Bathroom 3' 10" x 4' 8" (1.16m x 1.43m)

Kitchen 11' 1" x 10' 5" (3.39m x 3.18m)

Rear Lounge 8' 2" x 10' 6" (2.5m x 3.2m)

Family Bathroom 6' 4" x 6' 7" (1.93m x 2m)

Bedroom One 8' 2" x 11' 3" (2.48m x 3.43m)

Bedroom Two 9' 5" x 8' 2" (2.88m x 2.48m)

Bedroom Three 8' 3" x 6' 4" (2.52m x 1.93m)

Garage Room 12' 6" x 7' 11" (3.82m x 2.42m)

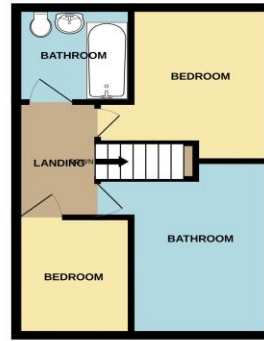
Garage Bathroom 7' 9" x 2' 11" (2.37m x 0.9m)

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GROUND FLOOR
666 sq.ft. (61.8 sq.m.) approx.



1ST FLOOR
340 sq.ft. (31.6 sq.m.) approx.



TOTAL FLOOR AREA: 1005 sq.ft. (93.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 12/2018

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**