

Callaghans

Independent Estate Agents, Surveyors, Valuers and Mortgage Brokers

70 Dunnisher Road,
Manchester, M23 2YN



£345,000

**Stylish Semi-Detached.
Large Conservatory
Detached Garage and Driveway
Three Bedrooms
Showroom Bathroom
Sunken Trampoline.
Freehold
Council Band B**

Callaghans Estate Agents
46 Church Road, Gatley, SK8 4NQ
Telephone: 0161 491 4000, Fax: 0161 491 55 44
Website: www.callaghansltd.com Email: admin@callaghansltd.com

Nestled in the charming Newall Green area, this semi-detached home is a blend of style and practicality. The welcoming porch opens into a welcoming hallway, setting the stage for a generously sized lounge, bathed in natural light from the bay window and rear sliding glass door. The heart of the home extends into a large conservatory, offering serene views of the meticulously landscaped garden, complete with a cozy covered seating area and a recessed children's trampoline, ensuring endless family fun. The kitchen is full of white gloss floor and wall units with inset sink, oven and hob. A perfect place to create culinary masterpieces. Upstairs, the bathroom exudes luxury with its showroom finish and inviting walk-in shower. The three well-proportioned bedrooms are a testament to the thoughtful design of this coveted residence. Convenience is paramount with off-road parking, a lengthy driveway, and a separate garage. Its popular location is further enhanced by proximity to reputable schools, a variety of shops, and excellent transport links, making it an ideal choice for those seeking a harmonious blend of comfort and convenience.

Lounge 22' 0" x 14' 4" (6.70m x 4.38m)

Kitchen 9' 11" x 10' 4" (3.03m x 3.14m)

Conservatory 22' 0" x 8' 5" (6.7m x 2.56m)

Family Bathroom 7' 2" x 9' 10" (2.18m x 3m)

Bedroom One 11' 3" x 14' 3" (3.43m x 4.35m)

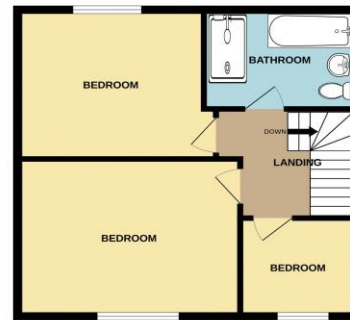
Bedroom Two 12' 10" x 10' 5" (3.9m x 3.17m)

Bedroom Three

GROUND FLOOR
704 sq.ft. (65.4 sq.m.) approx.



1ST FLOOR
481 sq.ft. (44.6 sq.m.) approx.



TOTAL FLOOR AREA: 1184 sq.ft. (110.0 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.
Made with Metriplan (2022)

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**