

# *Callaghans*

Independent Estate Agents, Surveyors, Valuers and Mortgage Brokers

**45 Welbury Road,**  
**Manchester, M23 0JP**



**£250,000**

**Semi Detached**  
**Patio Gardens**  
**White Gloss Kitchen**  
**Stylish Bathroom**  
**Off Road Parking**  
**Two Double Bedrooms**  
**Freehold**  
**Council Band A**

Callaghans Estate Agents  
46 Church Road, Gatley, SK8 4NQ  
Telephone: 0161 491 4000, Fax: 0161 491 55 44  
Website: [www.callaghansltd.com](http://www.callaghansltd.com) Email: [admin@callaghansltd.com](mailto:admin@callaghansltd.com)

Callaghans are pleased to offer for sale this modernised semi-detached home in the sought-after Brooklands area offers a perfect blend of comfort and convenience. The property boasts a large driveway with ample parking space, complemented by a spacious lounge that is bathed in natural light thanks to the large windows at both the front and rear. The contemporary white gloss kitchen is accented with chic black worktops, creating a sleek and inviting space for culinary adventures. Outside, the low maintenance garden provides a tranquil retreat for relaxation or entertainment. Upstairs, the stylish bathroom features tiled walls and a luxurious walk-in shower, alongside two generously sized double bedrooms. Situated in close proximity to both Brooklands and Northern Moor's array of amenities, this home is an ideal choice for those seeking a blend of modern living and accessibility.

**Lounge** 19' 6" x 11' 1" (5.94m x 3.38m)

**Kitchen** 11' 11" x 9' 1" (3.62m x 2.77m)

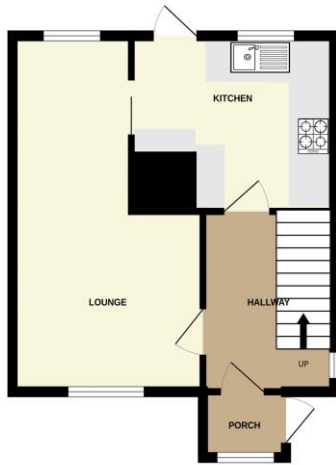
**Family Bathroom** 7' 10" x 5' 4" (2.39m x 1.63m)

**Bedroom One** 15' 11" x 8' 8" (4.84m x 2.65m)

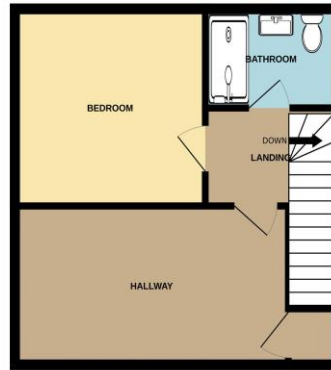
**Bedroom Two** 11' 1" x 10' 4" (3.38m x 3.15m)

Callaghans Estate Agents  
46 Church Road, Gatley, SK8 4NQ  
Telephone: 0161 491 4000, Fax: 0161 491 55 44  
Website: [www.callaghansltd.com](http://www.callaghansltd.com) Email: [admin@callaghansltd.com](mailto:admin@callaghansltd.com)

GROUND FLOOR  
371 sq.ft. (34.5 sq.m.) approx.



1ST FLOOR  
365 sq.ft. (33.9 sq.m.) approx.



TOTAL FLOOR AREA : 737 sq.ft. (68.4 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 Metropix, ©2024

**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**