

Callaghans

Independent Estate Agents, Surveyors, Valuers and Mortgage Brokers

16 Overton Avenue,
Manchester, M22 8LN



£190,000

Three Bedroom End Terrace
Quiet Cul-De-Sac
Off Road Parking
Front and Rear Gardens
Good first Home
Investment potential

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Sheltered at the end of a tranquil cul-de-sac, this ex-local authority home in Manchester's sought-after Benchill area offers a serene escape from the hustle and bustle of city life. The corner plot boasts well-maintained front and rear gardens, providing ample outdoor space for relaxation or entertainment, complemented by the convenience of off-road parking. Inside, the spacious lounge invites natural light through its large windows, offering a picturesque view of the garden, while the adjacent kitchen and utility room ensure practicality and ease of living. The first floor houses three well-proportioned bedrooms, each offering a comfortable retreat, alongside a family bathroom equipped with an over-bath shower. Its prime location affords easy access to the local hospital and airport, making it an ideal residence for professionals and families alike.

Lounge 14' 4" x 11' 10" (4.38m x 3.61m)

Kitchen 13' 11" x 8' 2" (4.23m x 2.49m)

Utility room 8' 2" x 4' 4" (2.49m x 1.33m)

Bedroom One 11' 11" x 11' 0" (3.62m x 3.36m)

Bedroom Two 12' 7" x 8' 3" (3.83m x 2.51m)

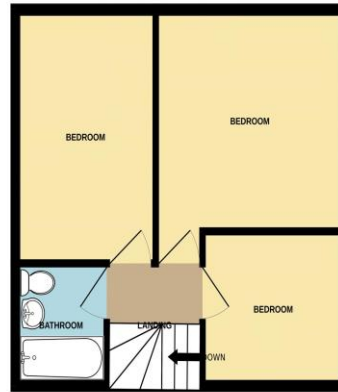
Bedroom Three 8' 10" x 7' 6" (2.69m x 2.29m)

Family Bathroom 5' 6" x 5' 11" (1.68m x 1.81m)

GROUND FLOOR
365 sq.ft. (33.9 sq.m.) approx.



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



TOTAL FLOOR AREA: 729 sq.ft. (67.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans 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.
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