

Callaghans

Independent Estate Agents, Surveyors, Valuers and Mortgage Brokers

58 Yattendon Avenue,
Manchester, M23 9FE



£250,000

Three Bedrooms
Semi Detached
Front and Rear Gardens
Off Road Parking
Blue Kitchen
Separate Toilet
Tiled Bathroom

Callaghans Estate Agents
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This three-bedroom semi-detached house in Brooklands, Manchester is a fantastic family home! The spacious lounge that opens into the dining area with views of the rear garden would be perfect for family gatherings. The long kitchen with blue wall and floor units adds a touch of style to complement the ground floor. The first floor features a white tiled family bathroom with an over-bath shower and a separate toilet room, which is always convenient. With three generous bedrooms, front and rear gardens, and off-road parking, it offers plenty of space and comfort. Plus, being in a popular family area with good schools makes it even more appealing! Contact Callaghans now to find out more.

Lounge 16' 3" x 10' 2" (4.96m x 3.09m)

Dining area 8' 6" x 7' 9" (2.58m x 2.37m)

Kitchen 8' 11" x 14' 1" (2.73m x 4.28m)

Family Bathroom 5' 6" x 7' 5" (1.68m x 2.25m)

Toilet 2' 6" x 5' 6" (0.76m x 1.67m)

Bedroom One 9' 9" x 13' 1" (2.96m x 4m)

Bedroom Two 9' 4" x 12' 4" (2.85m x 3.77m)

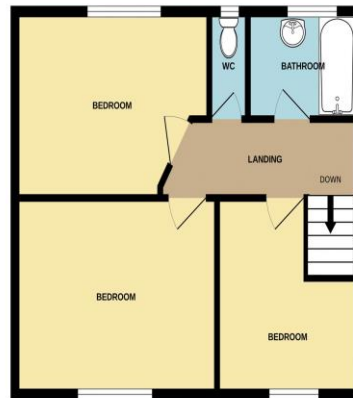
Bedroom Three 9' 6" x 10' 2" (2.89m x 3.11m)

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GROUND FLOOR
442 sq.ft. (41.0 sq.m.) approx.



1ST FLOOR
453 sq.ft. (42.1 sq.m.) approx.



TOTAL FLOOR AREA: 895 sq.ft. (83.1 sq.m.) approx.

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