

Callaghans

Independent Estate Agents, Surveyors, Valuers and Mortgage Brokers

8 Graduate Drive,
Northenden, M23 0JU



£300,000

Newly Built Semi-Detached
Balance of the home builders guarantee
Solar Panels & EV Charger
Downstairs Toilet
Two Double Bedrooms
Gardens and Driveway
B Rated EPC.
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

This new build property in Northenden, Manchester, sounds offers a fantastic opportunity! Enhanced with solar panels and an EV charging point, it's perfect for eco-conscious buyers. The spacious lounge is at the front of the property. While a well-equipped kitchen with plenty of wall and floor units complimenting the dining space at the rear, offer great living areas. The convenience of a downstairs toilet completes the ground floor. On the first floor a modern tiled family bathroom, and two spacious double bedrooms add to this properties appeal. With off-road parking, a front lawn, and a long rear garden with a shed at the rear, it's both practical and charming. With a popular location near good schools, shops, and parkland makes it ideal for families. The property will come with the balance of the home builders guarantee for piece of mind. Contact Callaghans now to see how you can take hold of this opportunity.

Lounge 14' 0" x 10' 5" (4.27m x 3.17m)

Kitchen 13' 5" x 14' 2" (4.1m x 4.31m)

Downstairs Toilet 5' 2" x 3' 8" (1.58m x 1.12m)

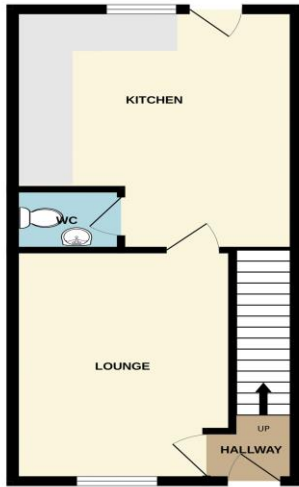
Bedroom One 13' 5" x 10' 0" (4.1m x 3.06m)

Bedroom Two 13' 5" x 10' 9" (4.1m x 3.28m)

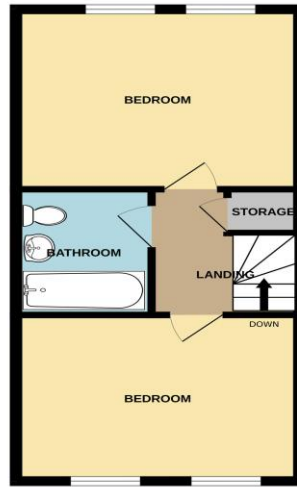
Family Bathroom 7' 1" x 6' 5" (2.15m x 1.96m)

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GROUND FLOOR
384 sq.ft. (35.7 sq.m.) approx.



1ST FLOOR
384 sq.ft. (35.7 sq.m.) approx.



TOTAL FLOOR AREA: 768 sq.ft. (71.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of doors, windows, stairs and any other item 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 a guide to 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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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**