

# *Callaghans*

Independent Estate Agents, Surveyors, Valuers and Mortgage Brokers

## **Flat 12, 2,** **Manchester, M22 9AN**



**£135,000**

**Two Bedroom Apartment**  
**En-Suite Bathroom**  
**Juliette Balcony**  
**Semi-Open Plan**  
**Private Parking**  
**Secure entry system**

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)

**This top floor two-bedroom apartment, offered for sale by Callaghans Estate Agents, is within a sought-after private estate. Conveniently located, it provides easy access to the Metrolink Tram Stop, ensuring seamless connectivity. The spacious living room, adorned with a Juliette balcony, provides a serene view of the carpark and transitions smoothly into a well-equipped kitchen. Both bedrooms are generously sized, with the master bedroom boasting an en-suite bathroom, adding a touch of luxury. The family bathroom, with its tiled finish and over-bath shower, caters to the needs of a modern family. Additional amenities include an allocated parking space adding to the comfort and convenience. The property's strategic location near Manchester Airport, Wythenshawe Hospital, local schools, and a shopping centre, makes it an ideal choice for professionals and families alike, seeking a blend of tranquility and urban convenience.**

**Lounge** 12' 2" x 13' 0" (3.7m x 3.95m)

**Kitchen** 5' 1" x 12' 7" (1.55m x 3.84m)

**Family Bathroom** 8' 6" x 5' 2" (2.6m x 1.57m)

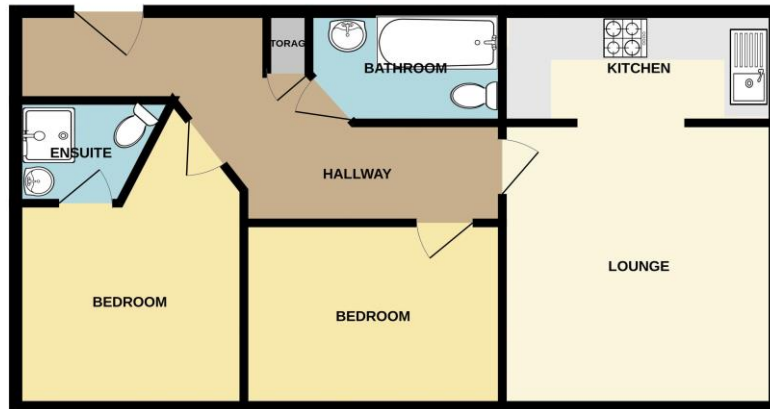
**Bedroom One** 9' 7" x 10' 2" (2.92m x 3.1m)

**En-suite** 7' 4" x 4' 8" (2.23m x 1.41m)

**Bedroom Two** 8' 5" x 11' 6" (2.57m x 3.5m)

**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  
610 sq.ft. (56.6 sq.m.) approx.



TOTAL FLOOR AREA : 610 sq.ft. (56.6 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 Metropax (C)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**