

# *Callaghans*

Independent Estate Agents, Surveyors, Valuers and Mortgage Brokers

**78 Oldwood Road,**  
**Manchester, M23 2YD**



**£245,000**

**Spacious End Terrace**  
**Front and rear Gardens**  
**Three Bedrooms**  
**Off Road Parking**  
**Cream Gloss Kitchen**  
**Popular Location**

Callaghans Estate Agents  
46 Church Road, Gatley, SK8 4NQ  
Telephone: 0161 491 4000, Fax: 0161 491 55 44  
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Callaghans are pleased to offer for sale this spacious three-bedroom mid terraced house in the Newall Green area of Manchester. This is a fantastic family home! The spacious lounge opens into the dining area which has patio doors and views of the rear garden, making it perfect for family gatherings. Outdoor space is where this property excels, with a relaxing garden. The modern kitchen with cream gloss wall and floor units adds a touch of style to complement the ground floor. Off the kitchen are two storage spaces that could be adapted to numerous uses. The first floor features a tiled family bathroom with modern suite with over-bath shower, the toilet is a separate room. 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** 15' 9" x 10' 7" (4.79m x 3.22m)

**Dining area** 7' 10" x 10' 0" (2.38m x 3.05m)

**Kitchen** 11' 11" x 8' 0" (3.62m x 2.44m)

**Rear Garden**

**Bedroom One** 10' 8" x 13' 11" (3.25m x 4.25m)

**Bedroom Two** 9' 2" x 13' 5" (2.8m x 4.1m)

**Bedroom Three** 9' 7" x 10' 7" (2.92m x 3.22m)

**Store One** 5' 1" x 6' 3" (1.55m x 1.91m)

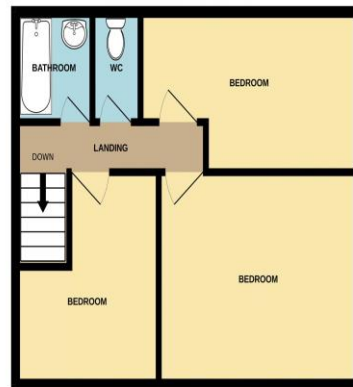
**Store Two** 5' 0" x 1' 10" (1.52m x 0.56m)

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GROUND FLOOR  
422 sq.ft. (39.2 sq.m.) approx.



1ST FLOOR  
422 sq.ft. (39.2 sq.m.) approx.



TOTAL FLOOR AREA : 844 sq.ft. (78.4 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.  
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