

Callaghans

Independent Estate Agents, Surveyors, Valuers and Mortgage Brokers

Flat 1 Coniston Court, Sharston, M22 4UD



£170,000

**Ground Floor Apartment
Two Bedrooms
Own Parking Space
Tiled Bathroom
Spacious Lounge
Modern Development**

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

Callaghans are pleased to offer for sale this modern, ground floor apartment, ideal for a first time buyer or investor. The accommodation in brief comprises, entrance hallway, spacious lounge/dining room, leading into the attractive fitted kitchen. There are two double bedrooms and lovely bathroom with modern suite with over bath shower. Outside the apartments stand in communal gardens and a parking space is allocated, providing off road parking. This is an opportunity not to be missed, Contact Callaghans now.

Lounge 16' 5" x 16' 4" (5m x 4.98m)

Kitchen 7' 7" x 7' 7" (2.32m x 2.3m)

Family Bathroom 6' 7" x 6' 0" (2m x 1.83m)

Bedroom One 10' 6" x 9' 0" (3.21m x 2.75m)

Bedroom Two 8' 0" x 7' 2" (2.44m x 2.19m)

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GROUND FLOOR
568 sq.ft. (52.8 sq.m.) approx.



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used as such by any
ested and no guarantee

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**