

Callaghans

Independent Estate Agents, Surveyors, Valuers and Mortgage Brokers

34 Mendip Avenue,
Manchester, M22 9YA



£210,000

**Three Bedroom Terrace.
Quiet Green Avenue
Able to add Value
Front and rear Gardens**

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 three bedroom terrace, located on a quiet avenue with parking and green space to the front. The property is in need of some cosmetic updating and would make an ideal family home. to the front is the spacious lounge that leads round into the long dining kitchen, overlooking the garden. From the back door is a brick outhouse. On the first floor is the tiled family bathroom with modern suite and over bath shower. The Two double bedrooms are a good size, while the single is a spacious child's room or home office. With a pleasant location and great potential this property needs to be viewed. Contact Callaghans to find out more.

Lounge 16' 5" x 10' 3" (5m x 3.12m)

Kitchen/Diner 22' 9" x 8' 11" (6.94m x 2.72m)

Family Bathroom 5' 7" x 6' 9" (1.69m x 2.07m)

Bedroom One 13' 1" x 9' 10" (4m x 3m)

Bedroom Two 13' 5" x 9' 5" (4.1m x 2.86m)

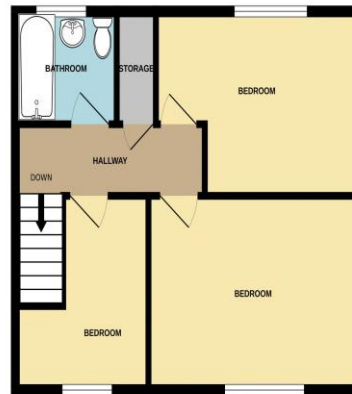
Bedroom Three 9' 10" x 8' 10" (3m x 2.7m)

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GROUND FLOOR
438 sq.ft. (40.7 sq.m.) approx.



1ST FLOOR
438 sq.ft. (40.6 sq.m.) approx.



TOTAL FLOOR AREA: 875 sq.ft. (81.3 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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