

Callaghans

Independent Estate Agents, Surveyors, Valuers and Mortgage Brokers

2 Crawley Avenue,
Manchester, M22 5FA



£250,000

**Spacious Semi-Detached
Large End Plot
Off Road Parking
Three Bedrooms
Fitted Wardrobes**

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 semi-detached property occupying a large corner plot creating a wrap round garden with ample parking. To the front of the property is the lounge with large bay window lighting the room. At the rear is the fitted kitchen with storage space at the side. On the first floor is the family bathroom with corner shower and paneled walls. Two of the three bedrooms have fitted wardrobes making this a desirable family home. Contact Callaghans to find out more.

Lounge 18' 1" x 11' 6" (5.5m x 3.5m)

Kitchen 11' 4" x 8' 9" (3.45m x 2.67m)

Family Bathroom 4' 10" x 5' 10" (1.47m x 1.77m)

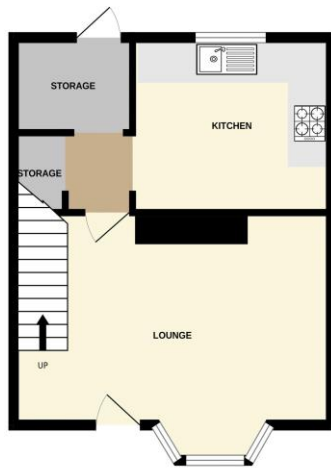
Bedroom One 10' 4" x 9' 11" (3.15m x 3.03m)

Bedroom Two 8' 11" x 11' 8" (2.72m x 3.56m)

Bedroom Three 8' 8" x 7' 9" (2.64m x 2.35m)

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GROUND FLOOR
380 sq.ft. (35.3 sq.m.) approx.



1ST FLOOR
380 sq.ft. (35.3 sq.m.) approx.



TOTAL FLOOR AREA : 760 sq.ft. (70.6 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.

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