

Callaghans

Independent Estate Agents, Surveyors, Valuers and Mortgage Brokers

Apartment 7 Manor Court, **Manchester, M22 4RZ**



£160,000

A Modern, Well Presented First Floor Apartment
Open Plan Living/Kitchen/Dining Room
One Double Bedrooms
Allocated Residents & Visitor Parking
Secure Entry System
Modern Bathroom

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 modern & well presented first floor corner apartment. The apartment is situated in a purpose built modern gated development in a very convenient location within easy access of motorway links, Gatley train station, Metrolink and Manchester airport, From the welcoming hallway you will access all rooms The main room is an open plan living/kitchen/dining room, with dual aspect looking out over the developments tree line. The modern kitchen is in one corner, while you can relax in the other side of this large space. The other two rooms are connected, the double bedroom and the bathroom with modern suite and over bath shower, creating an on suite feel. There is an airing/storage cupboard with washing machine plumbing to complete this stylish apartment. The apartment block has allocated parking, visitor parking and well maintained communal grounds. This property must be viewed to be appreciated for its quality and charm.

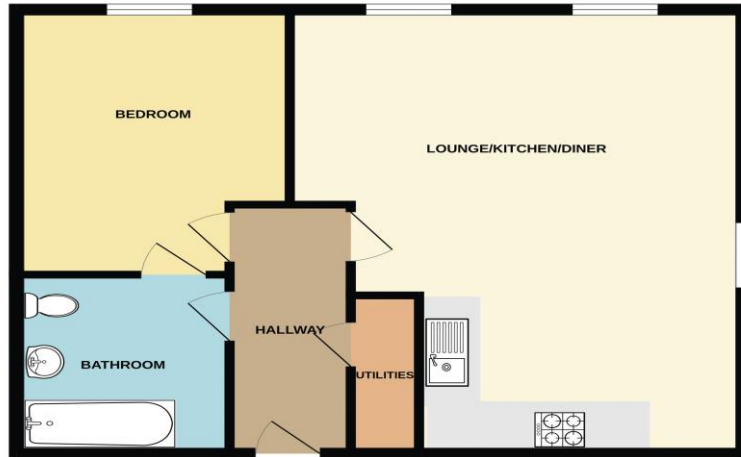
Open Plan Lounge 22' 7" x 17' 6" (6.89m x 5.33m)

Double Bedroom 10' 7" x 13' 6" (3.22m x 4.12m)

Bathroom 8' 6" x 8' 6" (2.58m x 2.6m)

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GROUND FLOOR
635 sq.ft. (59.0 sq.m.) approx.



TOTAL FLOOR AREA: 635 sq.ft. (59.0 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 or omission in the information. This plan is for illustrative purposes only and should be used as a guide for 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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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**