

Callaghans

Independent Estate Agents, Surveyors, Valuers and Mortgage Brokers

2 Warsop Avenue,
Manchester, M22 4RL



£250,000

Stylish Semi-Detached
Three Bedrooms
Large Corner Plot
Modern Bathroom
Shaker Kitchen
Off Road Parking

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 Cream Shaker Style fitted kitchen with plenty of wall and floor units and a breakfast bar for informal dining. On the first floor is a stylish family bathroom with tiled walls modern suite and over bath shower. There are two double bedrooms and a large single, making this a desirable family home. Contact Callaghans now to find out when you could be moving in.

Lounge 11' 6" x 18' 1" (3.51m x 5.5m)

Kitchen 18' 1" x 9' 0" (5.5m x 2.74m)

Family Bathroom 5' 10" x 5' 3" (1.78m x 1.6m)

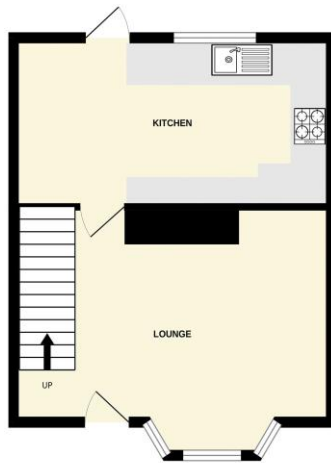
Bedroom One 11' 6" x 9' 11" (3.51m x 3.03m)

Bedroom Two 11' 7" x 8' 11" (3.52m x 2.72m)

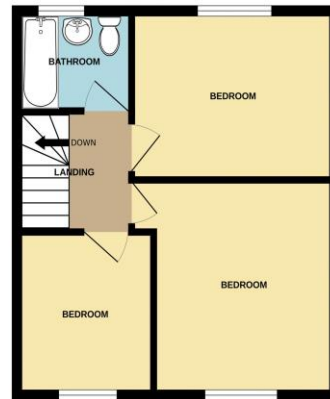
Bedroom Three 8' 8" x 7' 9" (2.65m x 2.37m)

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GROUND FLOOR
371 sq.ft. (34.4 sq.m.) approx.



1ST FLOOR
371 sq.ft. (34.5 sq.m.) approx.



TOTAL FLOOR AREA : 742 sq.ft. (68.9 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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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**