

Callaghans

Independent Estate Agents, Surveyors, Valuers and Mortgage Brokers

33 Covert Road,
Manchester, M22 4QS



£260,000

**Extended Semi-Detached
Three Bedrooms
White Shaker Kitchen
Downstairs Toilet
Mature Front and Rear Gardens
Wetroom**

Callaghans Estate Agents
46 Church Road, Gatley, SK8 4NQ
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Callaghans are pleased to offer for sale this spacious extended semi-detached property, with mature gardens front and rear. To the front of the property is the lounge with large bay window lighting the room. At the rear is the Dining area, opening into the extended White Shaker Style fitted kitchen with plenty of wall and floor units and space for appliances. On the first floor is a stylish family bathroom with tiled walls and walk in shower. The rear bedroom is over the kitchen extension creating an extra large bedroom. There is another double bedroom and a good sized single bedroom completing this attractive family home. Contact Callaghans now to find out when you could be moving in.

Lounge 14' 11" x 10' 2" (4.54m x 3.1m)

Dining area 9' 0" x 14' 11" (2.74m x 4.55m)

Downstairs Toilet 4' 10" x 2' 8" (1.48m x 0.81m)

Kitchen 7' 3" x 13' 5" (2.2m x 4.08m)

Bedroom One 11' 6" x 23' 11" (3.51m x 7.28m)

Bedroom Two 10' 3" x 9' 11" (3.13m x 3.02m)

Bedroom Three 8' 7" x 7' 9" (2.62m x 2.37m)

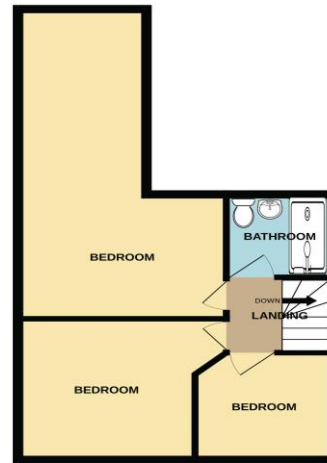
Family Bathroom

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GROUND FLOOR
463 sq.ft. (43.0 sq.m.) approx.



1ST FLOOR
435 sq.ft. (40.4 sq.m.) approx.



TOTAL FLOOR AREA: 898 sq.ft. (83.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the description contained herein, measurements of doors, windows, rooms and any other fittings and appliances and to responsibility is taken for any errors, omissions or misstatements. 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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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**