

Callaghans

Independent Estate Agents, Surveyors, Valuers and Mortgage Brokers

15 Kenmore Road,
Manchester, M22 4AE



£350,000

**Spacious Semi Detached
Three Spacious Bedrooms
Two Receptions
Front and Rear Gardens
Detached Garage
Popular Location**

Callaghans Estate Agents
46 Church Road, Gatley, SK8 4NQ
Telephone: 0161 491 4000, Fax: 0161 491 55 44
Website: www.callaghansltd.com Email: admin@callaghansltd.com

Callaghans are pleased to offer for sale this spacious arts and crafts style semi-detached property in a popular area of Northenden. The property is well appointed and has a spacious lounge with feature fireplace and patio doors leading into the long lawn garden at the rear of the property. The kitchen with white fitted units also looks out over the rear garden. Overlooking the front garden is the separate dining room. On the first floor is the family bathroom with tiled walls and over bath shower. There is a separate toilet room for your convenience. To the front and rear are two double bedrooms and a good sized single completing this attractive family home. Externally the property is set back from the road and is on a good sized corner plot with wrap round garden, detached garage and plenty of parking. The property could be everything you are looking for. Contact Callaghans now to find out more.

Lounge 12' 2" x 13' 0" (3.70m x 3.96m)

Dining Room 11' 0" x 10' 0" (3.36m x 3.06m)

Kitchen 10' 9" x 10' 2" (3.27m x 3.10m)

Family Bathroom 5' 7" x 5' 6" (1.69m x 1.67m)

Toilet 2' 6" x 4' 6" (0.77m x 1.38m)

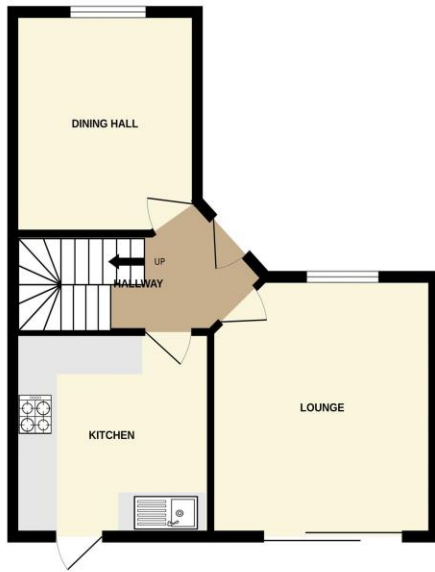
Bedroom One 11' 4" x 13' 1" (3.46m x 4m)

Bedroom Two 10' 11" x 10' 2" (3.32m x 3.11m)

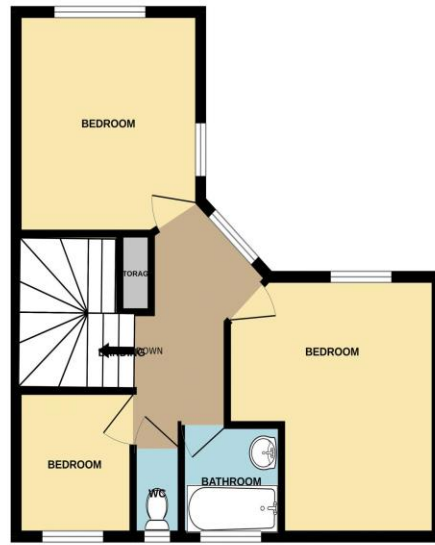
Bedroom Three 5' 8" x 7' 2" (1.73m x 2.19m)

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GROUND FLOOR
435 sq.ft. (40.4 sq.m.) approx.



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



TOTAL FLOOR AREA : 869 sq.ft. (80.8 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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