

Callaghans

Independent Estate Agents, Surveyors, Valuers and Mortgage Brokers

33 Rotherby Road,
Manchester, M22 4GS



£240,000

A Well Presented Semi Detached House
Modern Fitted Kitchen/Dining Room
Living Room with Bay Window
Three Bedrooms
Stylish Family Bathroom
Rear Garden & Front Garden

Callaghans Estate Agents
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This three-bedroom semi-detached house presented by Callaghans is a delightful find for those seeking a comfortable family home. The property opens from the entrance hallway that leads to a cozy living room with bay window filling it with natural light, perfect for family gatherings. The heart of the home is the modern white gloss fitted kitchen/dining room, designed for both culinary efficiency and social dining experiences. The Kitchen overlooks the spacious garden with patio and lawn areas garden provides a private oasis for relaxation or entertainment, and the front garden adds to the home's curb appeal.. Upstairs, the three bedrooms offer personal retreats for rest, while the stylish tiled family bathroom caters to daily routines. This property, nestled in a sought-after location with good transport links, the airport and hospital close by, promises a blend of convenience and charm for prospective homeowners.

Lounge 14' 11" x 11' 5" (4.54m x 3.48m)

Kitchen 18' 1" x 8' 10" (5.5m x 2.69m)

Bedroom One 9' 10" x 11' 6" (3m x 3.5m)

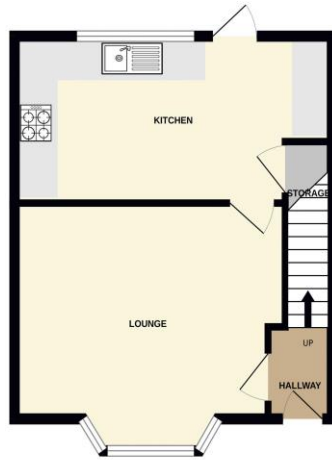
Bedroom Two 11' 8" x 8' 11" (3.55m x 2.73m)

Bedroom Three 8' 7" x 7' 9" (2.61m x 2.36m)

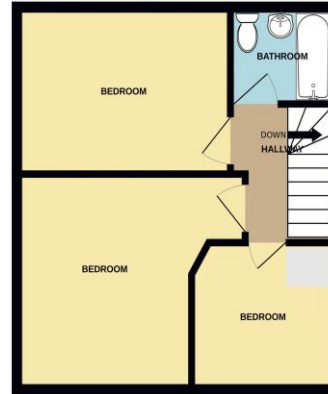
Family Bathroom 5' 0" x 5' 10" (1.52m x 1.77m)

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GROUND FLOOR
377 sq.ft. (35.0 sq.m.) approx.



1ST FLOOR
365 sq.ft. (34.0 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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