

Callaghans

Independent Estate Agents, Surveyors, Valuers and Mortgage Brokers

3 Ringmer Drive,
Manchester, M22 1NP



£300,000

Spacious Semi Detached
Four Bedrooms
Two Receptions
Solar Panels
Off Road Parking
Front and Rear Gardens

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

If you are looking for a large property for your family to grow into, this is it. This property ticks a lot of your property boxes. Close to a Tram stop, shops and schools, location ticked. Wrap round garden, off road parking, Tick! Four bedrooms, kitchen, utility, two receptions, downstairs toilet, all Ticked! In more detail, the spacious hallway is a central hub for the property. Off the hall are both reception rooms, each with large bay windows. The kitchen is to the rear modern units filling three walls. At the back of the kitchen is a utility room for your washing. At the rear of the property is the spacious rear garden. On the first floor is the family bathroom with a traditional suite and over bath shower. All four bedrooms are double in size making this a great family home. The property is ready for you to upgrade and apply your own style to it. Contact Callaghans now to see how you and your family could be moving into this special home.

Lounge One 9' 7" x 11' 4" (2.91m x 3.46m)

Lounge Two 12' 7" x 12' 4" (3.84m x 3.75m)

Kitchen 9' 2" x 10' 4" (2.8m x 3.14m)

Utility room 9' 2" x 10' 4" (2.8m x 3.14m)

Rear Garden

Downstairs Toilet 4' 4" x 2' 9" (1.32m x 0.83m)

Family Bathroom 6' 6" x 6' 0" (1.98m x 1.83m)

Bedroom One 11' 5" x 9' 6" (3.47m x 2.89m)

Bedroom Two 9' 8" x 12' 5" (2.95m x 3.79m)

Bedroom Three 10' 2" x 7' 10" (3.09m x 2.4m)

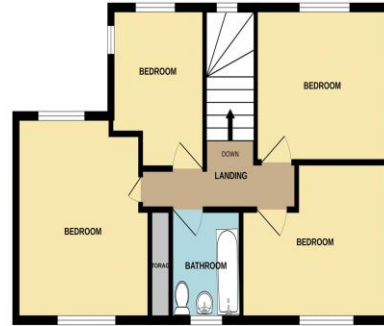
Bedroom Four 12' 9" x 11' 2" (3.89m x 3.4m)

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GROUND FLOOR
581 sq.ft. (54.0 sq.m.) approx.



1ST FLOOR
551 sq.ft. (51.2 sq.m.) approx.



TOTAL FLOOR AREA: 1132 sq.ft. (105.2 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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