

Callaghans

Independent Estate Agents, Surveyors, Valuers and Mortgage Brokers

21 Harrier Close,
Manchester, M22 4XN



£275,000

Modern End Mews Property
Two Bedrooms
Conservatory
Downstairs Toilet
Off-Road Parking
Quiet Cul-De-Sac

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Callaghans are pleased to offer for sale this elegant modern mews, tucked away in a quiet Cul-De-Sac, on a popular Estate in Sharston. The property is in move in condition and would make a great first home. Set back from the road, with a two car driveway, this is a property full of charm. The property has been tastefully extended with a large conservatory at the rear. The welcoming lounge has open stairs an ideal space to relax or receive friends of an evening. This leads into the kitchen, dining area with modern floor and wall units, with plenty of worktop creating a good entertaining space. Beyond the kitchen is the conservatory with patio doors into the spacious patio garden. On the first floor is the stylish tiled bathroom with modern suite and over bath shower. The bedrooms are both double finishing off this attractive property. Given this properties location and quality we expect a lot of interest, Contact Callaghans now to arrange your viewing.

Lounge 11' 11" x 15' 0" (3.63m x 4.56m)

Kitchen/Breakfast Room 11' 10" x 10' 11" (3.6m x 3.34m)

Conservatory 16' 5" x 12' 4" (5.0m x 3.76m)

Downstairs Toilet 2' 11" x 6' 7" (0.9m x 2m)

Bedroom One 11' 11" x 11' 5" (3.64m x 3.47m)

Bedroom Two 11' 0" x 6' 7" (3.35m x 2m)

Family Bathroom 7' 7" x 4' 11" (2.32m x 1.49m)

GROUND FLOOR
543 sq.ft. (50.4 sq.m.) approx.



1ST FLOOR
306 sq.ft. (28.4 sq.m.) approx.



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Disclaimer:

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**