

Callaghans

Independent Estate Agents, Surveyors, Valuers and Mortgage Brokers

2 Edgecote Close, Manchester, M22 4UT



£355,000

**A Spacious and Beautifully Presented Four Bedroom Semi
Detached Town House.**

Four Double Bedrooms Two with En-suite's

Modern Fitted Kitchen / Dining Room

Downstairs Shower Room

Utility Room

Landscaped Rear Garden

Driveway Parking For Five Cars

NO CHAIN

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This four-bedroom semi-detached townhouse, presented by Callaghans, is a testament to modern living with its generous space spread across three floors. The ground floor welcomes you with an entrance hallway, complete with a handy storage cupboard, leading to two well-proportioned double bedrooms, a contemporary shower room, and a practical utility room. Ascend to the first floor to discover a capacious living room that seamlessly flows into a stylish dining kitchen with new sage units and breakfast bar, perfect for entertaining and family gatherings. The second floor houses two additional double bedrooms, each boasting stylish en-suite shower rooms, reflecting the home's overall modern aesthetic. The property's exterior is equally impressive, featuring a driveway with extensive off-road parking capacity and a secluded, landscaped garden at the rear, surrounded by tasteful wooden fencing, ensuring privacy and tranquility. This residence is an ideal blend of comfort, style, and convenience, making it a highly desirable home.

Hallway 3' 3" x 16' 9" (1m x 5.1m) Composite front door with double glazed window, inset ceiling lighting, ceiling coving, radiator and stairs leading to the first floor.

Bedroom Three 12' 5" x 7' 9" (3.78m x 2.36m) UPVC double glazed window to the front aspect, built in wardrobes, ceiling down lighters, ceiling coving and a radiator.

Bedroom Four 8' 8" x 7' 8" (2.65m x 2.34m) UPVC double glazed window to the rear aspect and a radiator.

Downstairs Bathroom 9' 10" x 2' 9" (2.99m x 0.85m) Obscured glass UPVC double glazed window to the side aspect, shower cubicle, pedestal wash hand basin, low level W.C. Inset ceiling lighting, chrome ladder style radiator, tiled walls and tiled floor.

Storage Cupboard/Cloakroom

Utility Room 7' 9" x 5' 6" (2.35m x 1.68m) Composite half double glazed back door leading to the rear garden, gas boiler, space and plumbing for washing machine, stainless steel sink and drainer, radiator, tiled splash backs and tiled floor.

Living Room 17' 7" x 14' 7" (5.36m x 4.44m) Two UPVC double glazed windows to the front elevation, UPVC double glazed window to the side elevation, feature fire place with electric fire, two radiators, inset ceiling lighting, ceiling coving, decorative glass block wall and laminate flooring.

Kitchen/Diner 14' 7" x 7' 9" (4.44m x 2.35m) Two UPVC double glazed windows to the rear elevation, a range of wall and base units with contrasting work tops, stainless steel sink and drainer, built in electric oven, four ring gas hob with extractor hood above, tiled splash backs, space and plumbing for dishwasher, space for fridge freezer, laminate flooring and a radiator.

Bedroom One 14' 7" x 10' 7" (4.44m x 3.22m) Two UPVC double glazed windows to the front elevation, fitted wardrobes, matching drawers and a radiator.

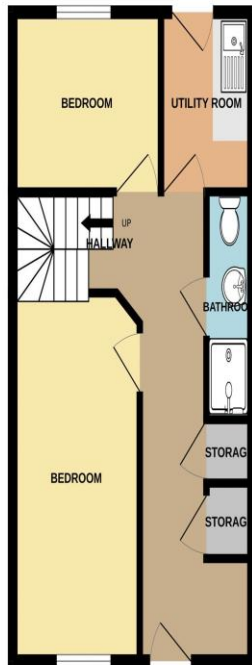
En-suite 5' 6" x 5' 2" (1.68m x 1.57m) Beautifully re-fitted En-suite with Obscured glass UPVC double glazed window to the side elevation, double shower, vanity unit with sink, low level W.C. Inset ceiling lighting, graphite ladder radiator, fully tiled walls and tiled flooring.

Bedroom Two 12' 8" x 8' 3" (3.86m x 2.51m) Two UPVC double glazed windows to the rear elevation and a radiator.

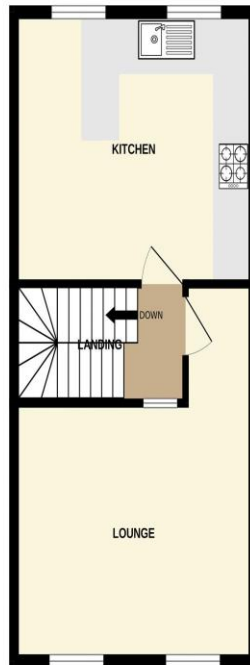
En-suite 5' 1" x 5' 5" (1.54m x 1.65m) Beautifully refitted. Corner shower cubicle, vanity unit with wash hand basin, low level W.C. Chrome ladder style radiator, inset ceiling lighting, part tiled walls and tiled flooring.

Rear Garden Private and easily maintained rear garden with decking area, patio area enclosed by wooden fencing. Shed for storage and a path leading to the front of the property through a wooden gate.

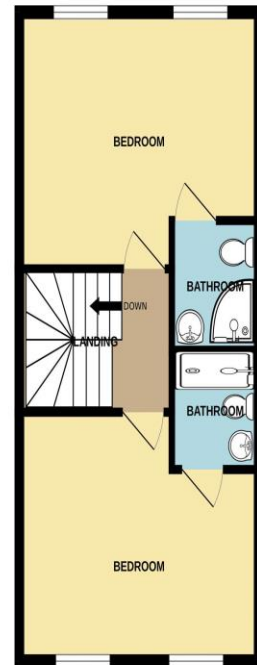
GROUND FLOOR
407 sq.ft. (37.8 sq.m.) approx.



1ST FLOOR
407 sq.ft. (37.8 sq.m.) approx.



2ND FLOOR
407 sq.ft. (37.8 sq.m.) approx.



TOTAL FLOOR AREA: 1220 sq.ft. (113.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements

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**