

# *Callaghans*

Independent Estate Agents, Surveyors, Valuers and Mortgage Brokers

## **Flat 21, 26,** **Manchester, M22 9AL**



**£135,000**

**First Floor Apartment**  
**Open plan Lounge**  
**Two Juliette Balconies**  
**En-suite in Master Bedroom**  
**Two Bedrooms**  
**White Gloss Kitchen**

Callaghans Estate Agents  
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**Callaghans are pleased to offer for sale this first floor apartment in Brownley Green close to local shops and schools. This property would be an ideal first home or great to downsize to. At the end of the hall is the spacious lounge, with Juliette balcony at one end and the kitchen at the other. The kitchen is well equipped with white floor and wall units and inbuild appliances. The family bathroom is part tiled with modern suite and over bath shower. The master bedroom also has a balcony and an en-suite. The second bedroom is a single size room, completing this fine apartment. The apartment has secure entry video phone system. The complex has a lift and also allocated parking space with secure gate system. Contact Callaghans now to find out more about how you can be moving into this nice apartment.**

**Lounge** 11' 1" x 15' 0" (3.38m x 4.57m)

**Kitchen** 8' 9" x 6' 9" (2.66m x 2.05m)

**Family Bathroom** 6' 8" x 8' 4" (2.04m x 2.54m)

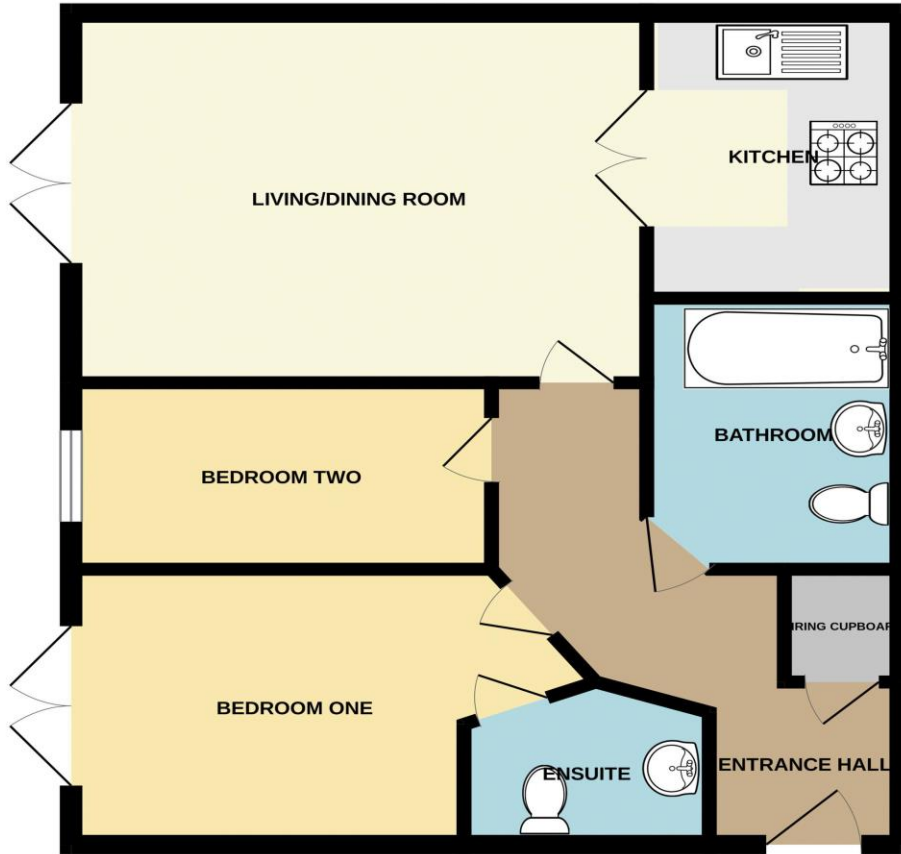
**Bedroom One** 8' 4" x 11' 3" (2.55m x 3.44m)

**En-suite** 4' 11" x 6' 3" (1.5m x 1.9m)

**Bedroom Two** 10' 11" x 5' 9" (3.34m x 1.74m)

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GROUND FLOOR



measurements  
are approximate  
and are not  
guaranteed

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**