

Callaghans

Independent Estate Agents, Surveyors, Valuers and Mortgage Brokers

Flat 21 , 26 Sandycroft Ave. **Manchester, M22 9AL**



£130,000

First Floor Apartment
Open plan Lounge
Two Juliette Balconies
En-suite in Master Bedroom
Two Bedrooms
White Gloss Kitchen
Ideal Investment or First Home.

Callaghans Estate Agents
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Callaghans are delighted to offer for sale this well-presented first-floor apartment, ideally located in Brownley Green close to a good selection of local shops, schools and everyday amenities. This appealing property is perfectly suited for first-time buyers or those looking to downsize without compromising on comfort or convenience.

Upon entering the apartment, you are welcomed into a hallway that leads through to the generous lounge. This bright and airy living space benefits from a Juliette balcony, allowing natural light to fill the room, and flows seamlessly into the well-designed kitchen area. The kitchen is fitted with modern white wall and base units, complemented by integrated appliances, creating a clean and practical cooking environment.

The apartment offers two bedrooms, including a spacious master bedroom featuring its own balcony and a private en-suite. The second bedroom is a good-sized single room, ideal for guests, a home office or a nursery. The family bathroom is part-tiled and fitted with a modern suite, complete with an over-bath shower.

Additional benefits include a secure entry video phone system for peace of mind, lift access within the complex, and an allocated parking space situated behind secure gates. Management fees have recently been reduced, adding further value to this attractive home.

Contact Callaghans today to discover more about this lovely apartment and take the first step towards making it your own.

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)

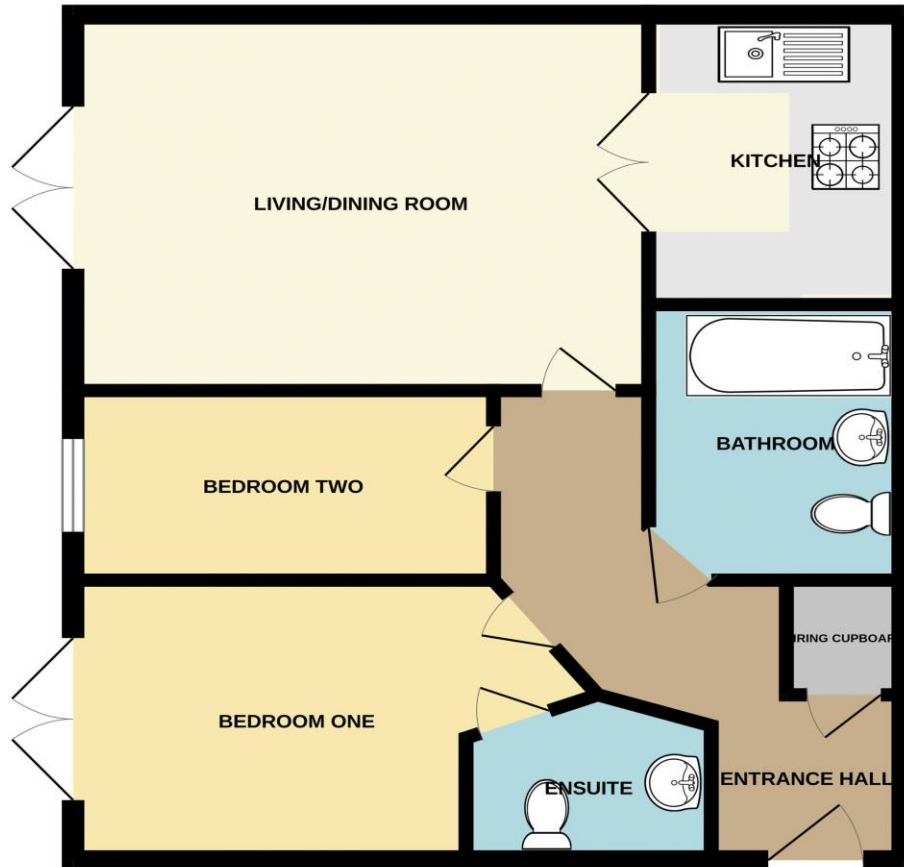
Bedroom One 8' 4" x 11' 3" (2.55m x 3.44m)

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 by error,
by any
guarantee

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**