

Callaghans

Independent Estate Agents, Surveyors, Valuers and Mortgage Brokers

20 Royle Green Road,
Manchester, M22 4NG



£268,000

Two Double Bedrooms
Front and rear Garden
Traditional Style, Modern Features.
Close to Northenden Village
Four piece Bathroom
Sun Room

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Callaghans are pleased to offer for sale this Victorian two-bedroom family home in Northenden, it stands out with generous proportions and classic charm. The property features two expansive reception rooms, with patio door into the sunroom. The well-equipped kitchen has modern floor and wall units for you to create your culinary delights. The family bathroom has four-piece bathroom suite, a space to relax in. There are two spacious bedrooms to complete the accommodation. The inclusion of a summer room adds to the appeal, providing a tranquil retreat. Outdoors, the property boasts a charming front garden and a secluded rear courtyard garden, perfect for relaxation or social gatherings. The convenience of its proximity to Northenden Village means a variety of dining options, schools, and shops are just a stroll away, making it an attractive proposition for first-time buyers, professional couples, or investors. Given the desirability and features of this property, prospective buyers are encouraged to arrange a viewing promptly.

Lounge 9' 8" x 11' 11" (2.95m x 3.64m)

Dining Room 10' 5" x 12' 10" (3.18m x 3.9m)

Kitchen 7' 1" x 7' 2" (2.16m x 2.19m)

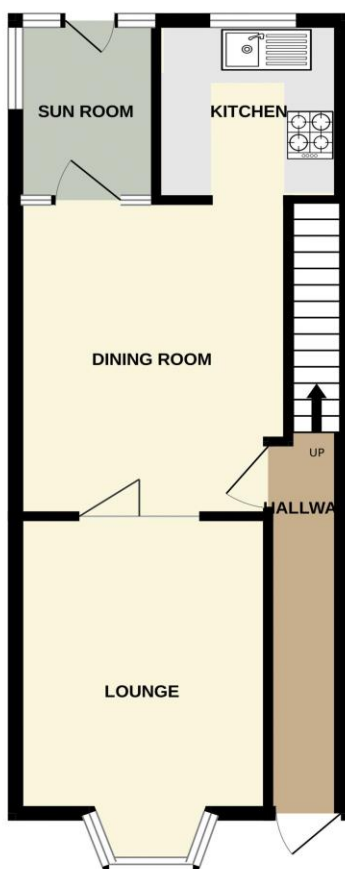
Sunroom 5' 2" x 7' 3" (1.58m x 2.22m)

Family Bathroom 2.16 7' 1" x 7' 3" (2.17m x 2.2m)

Master bedroom 11' 10" x 13' 1" (3.61m x 3.98m)

Bedroom Two 12' 11" x 8' 2" (3.93m x 2.48m)

GROUND FLOOR
408 sq.ft. (37.9 sq.m.) approx.



1ST FLOOR
361 sq.ft. (33.5 sq.m.) approx.



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**