

# *Callaghans*

Independent Estate Agents, Surveyors, Valuers and Mortgage Brokers

**3 Parkwood Road,**  
**Manchester, M23 0AA**



**£250,000**

**Period Semi-Detached  
Three Bedrooms  
Original Features  
Modern Bathroom  
Front and Rear Gardens  
Garage and Drive**

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**Callaghans are pleased to offer for sale this attractive semi-detached property with scope to improve it to your tastes. The property has plenty of original style and features, enhanced by a new bathroom. The welcoming hallway gives access to the dining kitchen with modern units and patio doors into the garden. The lounge is the length of the property with windows and door at the end opening into the sunroom and garden. On the first floor are three good sized bedrooms and the tiled bathroom with modern suite and over bath shower. Externally there is a garage and outhouse for storage as well as mature gardens. This could well be your stylish forever home for your family to grow into.**

**Lounge 11' 10" x 19' 7" (3.61m x 5.97m)**

**Kitchen/Diner 7' 3" x 16' 9" (2.22m x 5.10m)**

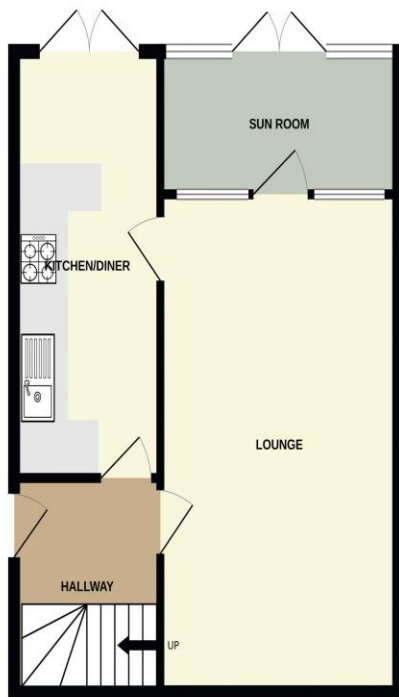
**Family Bathroom 7' 9" x 5' 10" (2.37m x 1.77m)**

**Bedroom One 9' 9" x 11' 11" (2.96m x 3.63m)**

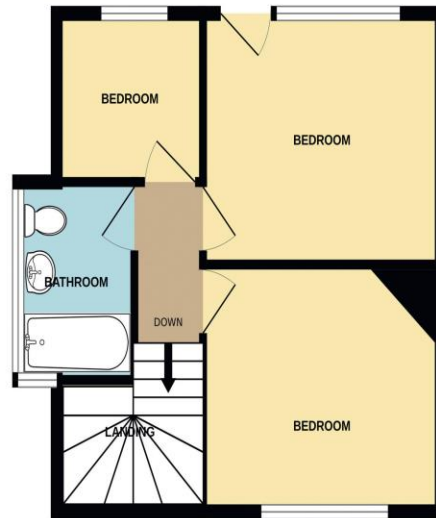
**Bedroom Two**

**Bedroom Three 7' 4" x 6' 7" (2.24m x 2m)**

GROUND FLOOR  
481 sq.ft. (44.6 sq.m.) approx.



1ST FLOOR  
384 sq.ft. (35.6 sq.m.) approx.



TOTAL FLOOR AREA : 864 sq.ft. (80.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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#### Disclaimer:

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