

Callaghans

Independent Estate Agents, Surveyors, Valuers and Mortgage Brokers

45 Livingston Avenue,
Manchester, M22 1BY



£230,000

**Modern Mews
Three Bedrooms
Overlooking A Green
Off Road Parking
Front and Rear Gardens
Downstairs Toilet**

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Callaghans are pleased to offer for sale this well presented mid-mews property. Nestled in a desirable location, this charming residence boasts attractive gardens both front and rear, off-road parking, and picturesque views across a green space that seamlessly links Kirkup Gardens and Painswick Park.

As you step inside, you'll be greeted by a welcoming entrance hallway leading to a convenient downstairs toilet. The spacious reception room features a feature fireplace and an open stairway, providing an inviting atmosphere for family gatherings or entertaining guests. At the rear of the property, you'll find a modern fitted dining kitchen complete with patio doors that open onto a low-maintenance garden – perfect for al fresco dining or enjoying sunny afternoons.

Upstairs, the property offers three well-proportioned family bedrooms along with a stylish bathroom fitted with a modern white suite and shower above the bath. With allocated parking spaces accessible via a driveway at the side of the home, convenience is at your fingertips.

This property is an ideal choice for first-time buyers or families looking to grow in a vibrant community. Don't miss out on this fantastic opportunity – contact Callaghans today to arrange your viewing and take the first step towards making this lovely house your new home!

Downstairs Toilet 5' 11" x 3' 5" (1.8m x 1.05m)

Lounge 14' 2" x 15' 1" (4.32m x 4.59m)

Kitchen 7' 0" x 14' 5" (2.13m x 4.4m)

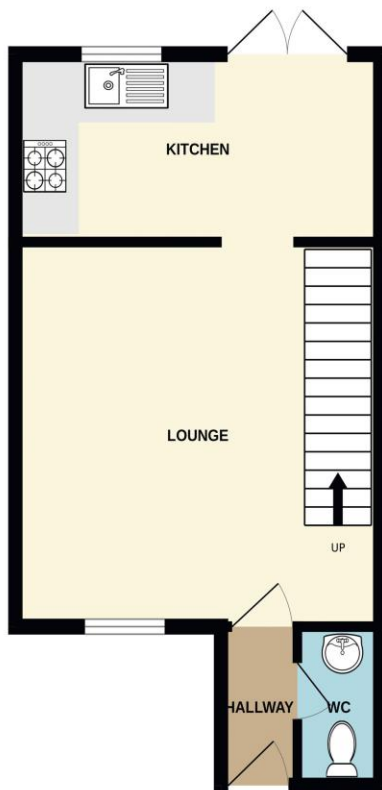
Family Bathroom 6' 6" x 6' 1" (1.98m x 1.85m)

Bedroom One 11' 10" x 7' 7" (3.6m x 2.3m)

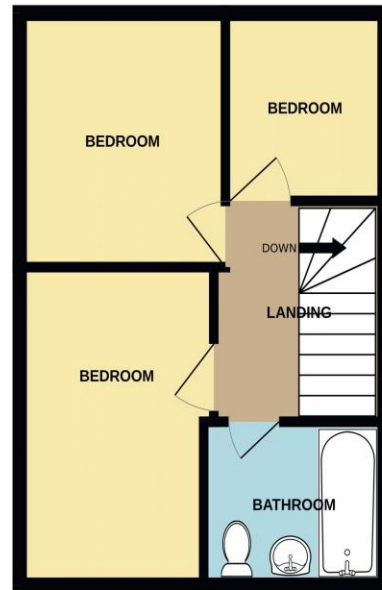
Bedroom Two 10' 3" x 7' 4" (3.12m x 2.23m)

Bedroom Three 6' 11" x 7' 0" (2.11m x 2.13m)

GROUND FLOOR
359 sq.ft. (33.3 sq.m.) approx.



1ST FLOOR
320 sq.ft. (29.7 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**