

Callaghans

Independent Estate Agents, Surveyors, Valuers and Mortgage Brokers

Apt 33, 28,
Manchester, M22 9AL



£130,000

Ground Floor Flat
Two Bedrooms
Tiled Bathroom
White Gloss Kitchen
Off Road Parking
Tram Stop on Doorstep

Callaghans Estate Agents
46 Church Road, Gatley, SK8 4NQ
Telephone: 0161 491 4000, Fax: 0161 491 55 44
Website: www.callaghansltd.com Email: admin@callaghansltd.com

Callaghans are pleased to offer for sale this spacious two-bedroom ground floor apartment, perfectly situated in a highly convenient location with a tram stop just across the road.

Step into the welcoming entrance hallway that leads to a bright, spacious lounge—an ideal setting for relaxation and entertaining. The apartment features a modern white gloss fitted kitchen that combines style with functionality, perfect for preparing your favourite meals.

The contemporary bathroom is appointed with a modern suite and an over-bath shower, providing a blend of comfort and convenience. The accommodation includes a generously sized double master bedroom alongside a second well-proportioned bedroom, offering flexibility to suit your lifestyle.

Enhancing the appeal of this property is the off-road residents parking, ensuring ease and security for your vehicle. This apartment offers a superb combination of location, modern living, and practicality.

Contact Callaghans today to arrange a viewing and discover all it has to offer!

Lounge 14' 1" x 13' 9" (4.3m x 4.2m)

Kitchen 8' 5" x 9' 0" (2.56m x 2.75m)

Bathroom 8' 8" x 5' 1" (2.65m x 1.54m)

Bedroom One 13' 10" x 8' 6" (4.22m x 2.58m)

Bedroom Two 8' 5" x 7' 7" (2.57m x 2.3m)

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GROUND FLOOR
569 sq.ft. (52.9 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**