

Callaghans

Independent Estate Agents, Surveyors, Valuers and Mortgage Brokers

24 Mendip Avenue,
Manchester, M22 9YA



£325,000

Large Corner Plot
Four Bedrooms
Attic Conversion
Downstairs Toilet
Garage and Off Road Parking
No Chain

Callaghans Estate Agents
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Spacious Four-Bedroom End Terrace on a Substantial Corner Plot

Callaghans are pleased to offer for sale this extensive four-bedroom end terrace property, set on a generous corner plot. With the added advantage of a multi-car driveway and a large garage, this home offers ample space both inside and out, making it a fantastic choice for families.

Step through the porch into a welcoming hallway that provides access to all main living areas. To the front, the bright and airy dining room is enhanced by a bay window, filling the space with natural light. At the rear, the spacious family lounge features patio doors that open into the beautifully landscaped garden—an ideal setting for entertaining and relaxation. A convenient downstairs toilet is also located off the hall for added practicality. The stylish kitchen boasts an array of light grey shaker-style floor and wall units, offering plenty of storage and workspace to meet all your culinary needs.

On the first floor, you'll find three generous double bedrooms along with a modern family bathroom, complete with tiled walls and a large shower cubicle.

The attic has been cleverly converted into a versatile master bedroom, which could also serve as a fantastic playroom, offering stunning views over the expansive rear garden.

This exceptional home combines space, style, and practicality, making it a perfect forever family home. Contact Callaghans today to arrange a viewing and see all this property has to offer!

Lounge 15' 1" x 12' 5" (4.59m x 3.79m)

Dining Room 10' 2" x 10' 10" (3.11m x 3.29m)

Kitchen 13' 0" x 9' 3" (3.96m x 2.83m)

Downstairs Toilet 2' 7" x 4' 11" (0.79m x 1.49m)

Family Bathroom 9' 1" x 7' 7" (2.78m x 2.3m)

Bedroom One 10' 10" x 8' 10" (3.31m x 2.68m)

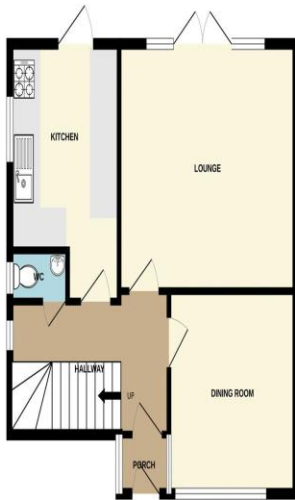
Bedroom Two 10' 6" x 13' 11" (3.21m x 4.25m)

Bedroom Three 10' 7" x 10' 7" (3.22m x 3.23m)

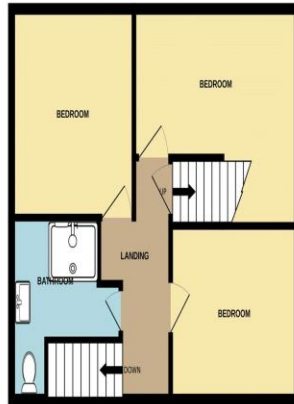
Attic Bedroom Four 24' 10" x 9' 6" (7.57m x 2.9m)

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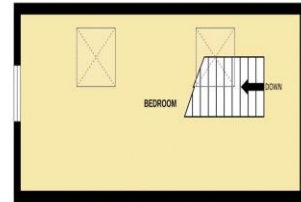
GROUND FLOOR
525 sq.ft. (48.8 sq.m.) approx.



1ST FLOOR
480 sq.ft. (44.6 sq.m.) approx.



ATTIC BEDROOM
231 sq.ft. (21.5 sq.m.) approx.



TOTAL FLOOR AREA : 1236 sq.ft. (114.9 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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