

Callaghans

Independent Estate Agents, Surveyors, Valuers and Mortgage Brokers

46 Newall Road,
Manchester, M23 2UB



£230,000

**Three Bedroom Quasi-Semi.
Grey Shaker Kitchen
Stylish Bathroom
Gardens and Off Road Parking
Close to Fairywell Brook
Ideal First Home**

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Callaghans are pleased to offer for sale this Spacious three Bedroom Property next to Fairywell Brook. This property has a lot to offer a young family looking to set down roots in a welcoming community close to the hospital and good transport links. To the front is the lounge area with large window lighting the space. You will then seamlessly enter the dining area overlooking the rear garden. The kitchen is to the rear of the property with grey shaker style floor and wall units creating the perfect space for you to show off your culinary skills. The kitchen door leads into the south facing garden which has two brick storerooms. On the first floor are the three proportional bedrooms for your family to relax in. The tiled bathroom has a vanity sink and stylish walk in shower. There is a very convenient toilet room to complete this spacious family home. This property is offered without a chain and is ready for you to refresh it in your own style. Call Callaghans now to find out more.

Lounge 25' 9" x 10' 3" (7.85m x 3.12m)

Dining area 8' 9" x 7' 9" (2.66m x 2.36m)

Kitchen 8' 11" x 13' 7" (2.71m x 4.14m)

toilet 5' 7" x 2' 6" (1.71m x 0.75m)

Bathroom 1.71 5' 7" x 6' 9" (1.71m x 2.05m)

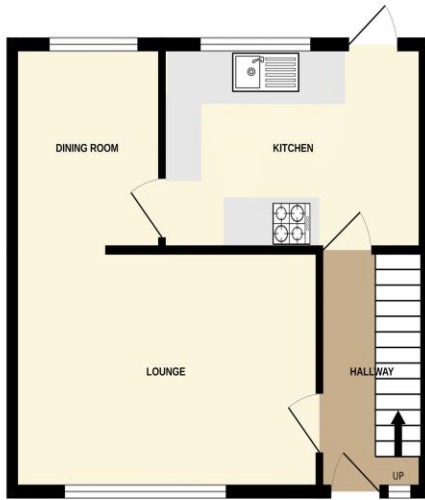
Bedroom One 13' 4" x 9' 10" (4.06m x 3m)

Bedroom Two 9' 5" x 12' 10" (2.87m x 3.91m)

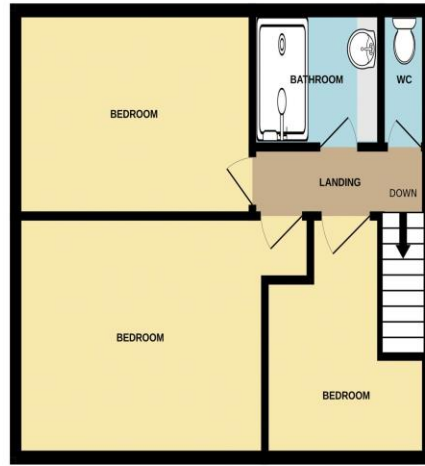
Bedroom Three 9' 1" x 10' 2" (2.78m x 3.1m)

Rear Garden

GROUND FLOOR
405 sq.ft. (37.6 sq.m.) approx.



1ST FLOOR
405 sq.ft. (37.6 sq.m.) approx.



TOTAL FLOOR AREA: 810 sq.ft. (75.3 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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