

Callaghans

Independent Estate Agents, Surveyors, Valuers and Mortgage Brokers

41 Northumberland Way,
Manchester, M22 4UG



£350,000

Stylish Extended Town House
Three Double Bedrooms
Conservatory and Sunroom
Long Dining Kitchen
Spacious Utility
Toilet on Each Floor

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Callaghans are pleased to offer for sale this stylish extended & well presented three bedroom town house situated on the popular Kensington Park Estate. From the entrance hall you can access the living room, kitchen/dining room, Toilet and utility room. The Lounge is spacious and has the conservatory at the far end that flooding the room with natural light. To the right of the lounge is the extended kitchen dining area. The kitchen has a good array of white gloss floor and wall units allowing you to show off your culinary skills, while at the other end of the room friends and family can enjoy your culinary delights. Beyond the dining area is the sunroom which opens into the patio garden. With access from the kitchen or hall is a utility room keeping all your appliances together. At the foot of the stairs is the downstairs toilet tiled in stylish green tiles. On the first floor are two double bedrooms. The family bathroom has tiled walls and modern suite. The top master bedroom is spacious with skylights and ensuite shower bathroom. The location is equally as impressive with off road parking and good transport links. Contact Callaghans now to see how your family could be enjoying this impressive home.

Lounge 13' 1" x 16' 5" (4m x 5m)

Conservatory 10' 11" x 11' 1" (3.33m x 3.38m)

Sun Room 9' 6" x 7' 10" (2.89m x 2.38m)

Kitchen/Diner 26' 3" x 7' 5" (8m x 2.26m)

Utility room 10' 2" x 8' 0" (3.1m x 2.45m)

Downstairs Toilet 2' 11" x 5' 7" (0.9m x 1.7m)

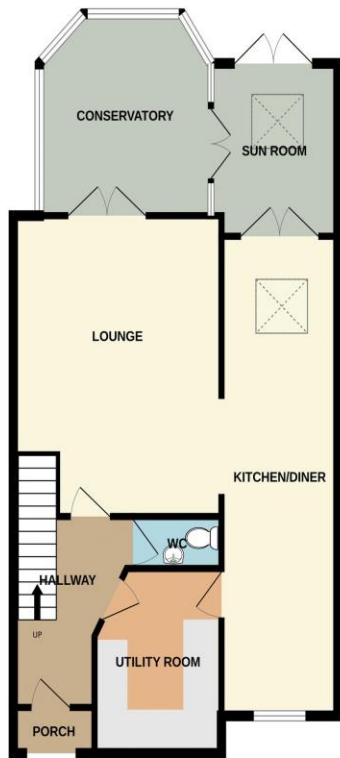
Family Bathroom 8' 7" x 6' 2" (2.61m x 1.87m)

Bedroom One (back) 13' 0" x 10' 7" (3.96m x 3.22m)

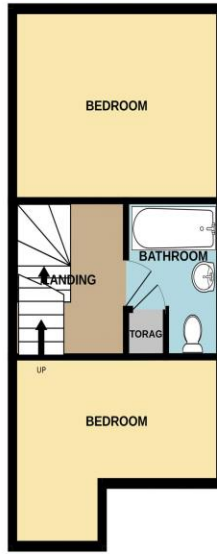
Bedroom Two (front) 6' 9" x 12' 10" (2.05m x 3.92m)

Master bedroom (second floor) 19' 6" x 13' 0" (5.95m x 3.96m)

GROUND FLOOR
776 sq.ft. (72.1 sq.m.) approx.



1ST FLOOR
364 sq.ft. (33.9 sq.m.) approx.



2ND FLOOR
279 sq.ft. (25.9 sq.m.) approx.



TOTAL FLOOR AREA : 1419 sq.ft. (131.8 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.

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**