

Callaghans

Independent Estate Agents, Surveyors, Valuers and Mortgage Brokers

13 The Old Courtyard,
Manchester, M22 4YD



Offers Over £315,000

Secure Gated Courtyard Location
Two Gardens
Three Bedrooms
En-suite
Downstairs Toilet
Showroom Quality Bathroom

Callaghans Estate Agents
46 Church Road, Gatley, SK8 4NQ
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Modern Three Bedroom Semi-Detached in Secure Gated Development

Callaghans are happy to offer for sale this charming modern semi-detached property, set within a secure gated development. With stylish décor, two private gardens, and off-road parking, this home offers a tranquil and secluded setting perfect for family living.

From the welcoming entrance hall, you can access a convenient downstairs toilet, before continuing through to the spacious lounge, complete with a feature fireplace and patio doors that open onto the raised rear garden—an ideal space for relaxing outdoors.

To the side of the lounge is the modern dining kitchen, fitted with grey shaker-style floor and wall units, creating a sociable and functional space for day to day living. Patio doors lead out to the side garden, making this the perfect spot for family barbecues and entertaining.

Upstairs, you'll find a showroom-quality family bathroom with tiled walls and a contemporary suite. The master bedroom benefits from its own en-suite with walk-in shower, while the two further bedrooms include built-in wardrobes, completing the upstairs accommodation.

With great local amenities and excellent transport links, this well-presented home will attract a lot of interest. Contact Callaghans now to arrange your viewing and discover more about this ideal family home.

Entrance Hallway 7' 7" x 3' 5" (2.32m x 1.05m)

Downstairs Toilet 5' 1" x 3' 3" (1.54m x 0.98m)

Lounge 11' 7" x 16' 4" (3.54m x 4.98m)

Kitchen 15' 5" x 9' 10" (4.69m x 3m)

Side Garden

Rear Garden

Master bedroom 10' 4" x 13' 3" (3.14m x 4.04m)

En-suite 5' 5" x 4' 9" (1.64m x 1.45m)

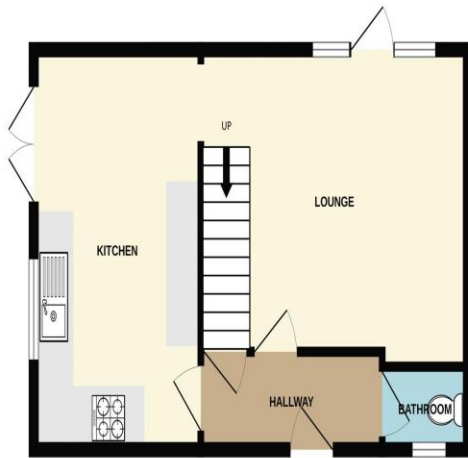
Bedroom Two 7' 9" x 9' 2" (2.35m x 2.8m)

Bedroom Three 6' 11" x 6' 11" (2.1m x 2.1m)

Family Bathroom 9' 10" x 5' 5" (3m x 1.65m)

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GROUND FLOOR
394 sq.ft. (36.6 sq.m.) approx.



1ST FLOOR
398 sq.ft. (37.0 sq.m.) approx.



TOTAL FLOOR AREA: 792 sq.ft. (73.6 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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