

Callaghans

Independent Estate Agents, Surveyors, Valuers and Mortgage Brokers

44 Downes Way,
Manchester, M22 4UD



£1250 PCM

End Mews Property
Three Bedrooms
Conservatory
Front and rear Gardens
Off Road Parking
Deposit £1442.30

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Callaghans are pleased to offer for sale this charming end mews property in Sharston. On a quiet development this property could be your ideal rental. With gardens front and rear, Conservatory, Off-road parking and three bedrooms it has every box ticked. The spacious lounge leads into the rear dining kitchen, with modern units and breakfast bar. Set in the tranquil garden, the conservatory is well placed to entertain friends whatever the weather. On the first floor is the family bathroom with modern suite and over bath shower. The three proportional bedrooms complete this charming family home. The property's location is a great bonus, close to good schools, the airport and hospital. Contact Callaghans now to find out how you can be moving into this home.

Lounge 14' 10" x 15' 3" (4.52m x 4.64m)

Kitchen 14' 10" x 10' 2" (4.52m x 3.09m)

Conservatory 9' 3" x 9' 10" (2.82m x 3m)

Downstairs Toilet 2' 11" x 5' 3" (0.88m x 1.61m)

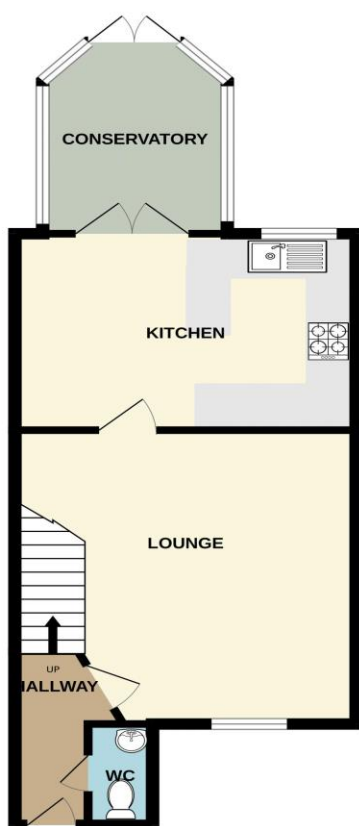
Family Bathroom 6' 3" x 5' 6" (1.91m x 1.68m)

Bedroom One 11' 0" x 8' 5" (3.35m x 2.56m)

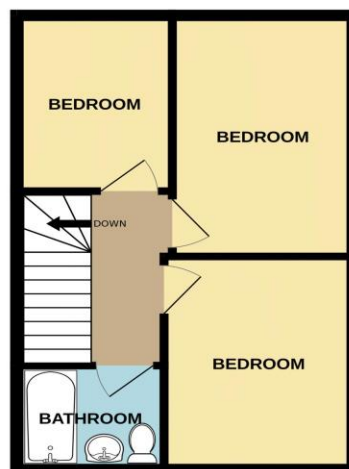
Bedroom Two 12' 5" x 7' 11" (3.79m x 2.41m)

Bedroom Three 9' 1" x 6' 10" (2.77m x 2.09m)

GROUND FLOOR
485 sq.ft. (45.1 sq.m.) approx.



1ST FLOOR
346 sq.ft. (32.1 sq.m.) approx.



TOTAL FLOOR AREA : 831 sq.ft. (77.2 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 for any

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**