

Callaghans

Independent Estate Agents, Surveyors, Valuers and Mortgage Brokers

Flat 3 Manor Court, Manchester, M22 4RZ



£165,000

**A Modern & Well Presented First Floor Apartment
Open Plan Living/Kitchen/Dining Room
Two Double Bedrooms
Spacious Bathroom
Telephone Entry System
Secure Gated Development
Well Maintained Communal Grounds
Lift Access
Allocated Residents & Visitor Parking**

**Callaghans Estate Agents
46 Church Road, Gatley, SK8 4NQ
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Website: www.callaghansltd.com Email: admin@callaghansltd.com**

A modern & well presented first floor apartment situated in a purpose built modern gated development in a very convenient location within easy access of motorway links, Gatley train station, metrolink and Manchester airport, In brief the property comprises: entrance hallway, airing/storage cupboard, living/kitchen/dining room, two double bedrooms, bathroom, allocated parking, visitor parking and well maintained communal grounds. This property must be viewed to be appreciated.

Communal Entrance Lift & staircase access to all floors.

Entrance Hallway Wooden front door, electric radiator, storage/airing cupboard with space and plumbing for a washer/dryer.

Kitchen/Living/Dining Area 22' 5" x 15' 2" (6.83m x 4.62m)

Kitchen/Dining Area A range of matching wall & base units with contrasting worktops, tiled splash backs, integrated double oven, four ring electric hob with extractor hood above, stainless steel sink with drainer and mixer tap, integrated dishwasher, integrated fridge/freezer and telephone entry system.

Living Area UPVC double glazed floor to ceiling window and electric radiator.

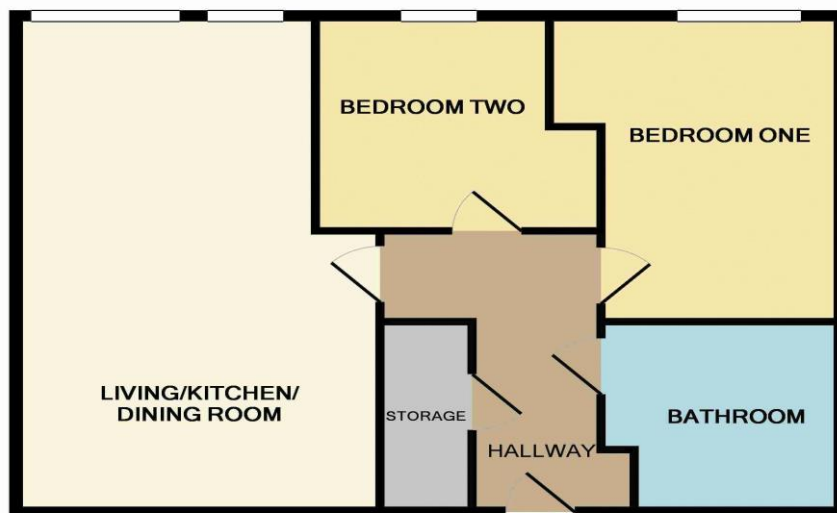
Bedroom One 13' 6" x 10' 4" (4.11m x 3.15m) UPVC double glazed window, electric radiator and ample space for free standing furniture.

Bedroom Two 10' 2" x 9' 3" (3.10m x 2.82m) UPVC double glazed window, built in wardrobes and electric radiator.

Bathroom 8' 6" x 8' 6" (2.59m x 2.59m) Panelled bath with shower over, pedestal wash basin, low level WC, chrome ladder style radiator, electric heater and extractor fan.

Communal Grounds Well maintained communal grounds, with a range of well established shrubs and bushes. Allocated residents parking and visitor parking.

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