

Callaghans

Independent Estate Agents, Surveyors, Valuers and Mortgage Brokers

8 Bramhall Street,
Manchester, M18 8UZ



£160,000

End Terrace Property
Three Bedrooms
Great First Home
Front and Rear Patio Garden
Through Lounge
Tiled Bathroom

Callaghans Estate Agents
46 Church Road, Gatley, SK8 4NQ
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Callaghans are pleased to offer for sale this well-proportioned three-bedroom end terrace in Gorton – an ideal first-time buy or buy-to-let investment. Situated in a popular residential area, the property is within walking distance of local amenities, schools, and transport links, making it a convenient choice for families or commuters alike.

The accommodation includes a bright and spacious through lounge with a dining area, offering a versatile open-plan layout that suits modern living. The kitchen is fitted with contemporary units, providing ample storage and workspace for everyday cooking and entertaining. Upstairs, there are three generously sized bedrooms, each offering comfortable and flexible space to suit your needs. The family bathroom is finished with white tiles and features a modern suite, including an over-bath shower.

Externally, the property benefits from both front and rear gardens, perfect for outdoor relaxation, play, or entertaining guests.

With well-regarded schools such as Abbey Hey Primary School and Wright Robinson College just a short walk away, this home is ideally located for families.

This property presents a fantastic opportunity for first-time buyers or investors.

Contact Callaghans today to arrange your viewing.

Lounge 11' 1" x 11' 10" (3.38m x 3.6m)

Dining Room 13' 1" x 12' 1" (4m x 3.68m)

Kitchen 11' 0" x 8' 10" (3.35m x 2.7m)

Family Bathroom 5' 7" x 6' 11" (1.7m x 2.11m)

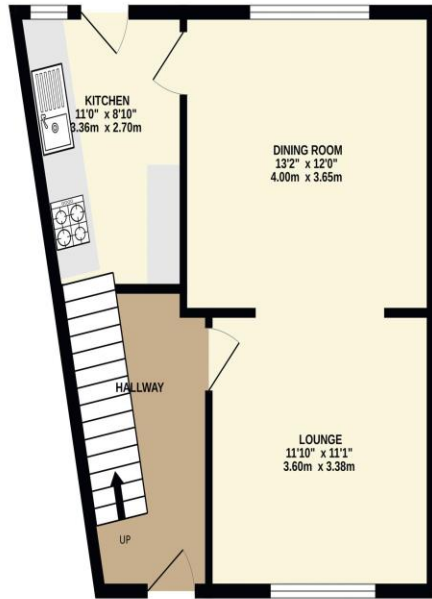
Bedroom One 11' 10" x 10' 6" (3.6m x 3.2m)

Bedroom Two 11' 11" x 13' 6" (3.64m x 4.11m)

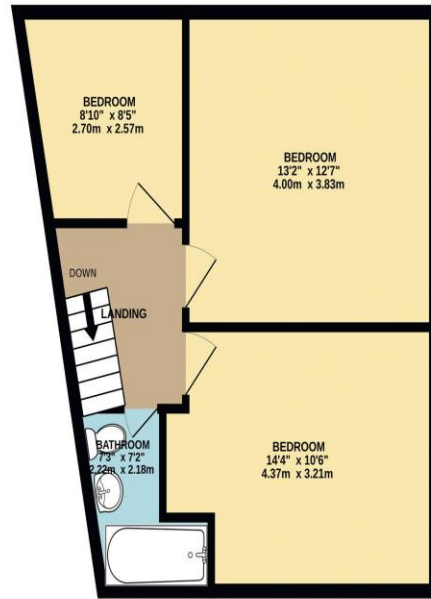
Bedroom Three 8' 2" x 8' 10" (2.5m x 2.7m)

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GROUND FLOOR
456 sq.ft. (42.4 sq.m.) approx.



1ST FLOOR
456 sq.ft. (42.4 sq.m.) approx.



TOTAL FLOOR AREA: 913 sq.ft. (84.8 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.
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