

Callaghans

Independent Estate Agents, Surveyors, Valuers and Mortgage Brokers

1 Parkbrook Road,
Manchester, M23 1AW



£330,000

Spacious Semi-Detached
Three Bedrooms
Front and rear Gardens
Two Receptions
Stylish Kitchen
Off Road Parking

Callaghans Estate Agents
46 Church Road, Gatley, SK8 4NQ
Telephone: 0161 491 4000, Fax: 0161 491 55 44
Website: www.callaghansltd.com Email: admin@callaghansltd.com

Callaghans are delighted to present this well-appointed three-bedroom semi-detached home, situated in a highly desirable residential area. Offering the perfect blend of convenience and comfort, the property enjoys an excellent location within easy reach of local amenities, transport links, and just a short walk from the beautiful Wythenshawe Park.

Inside, the home welcomes you with a practical entrance hallway featuring handy understairs storage. The spacious lounge is flooded with natural light and features patio doors opening onto the rear garden, seamlessly blending indoor and outdoor living. The modern fitted kitchen is a highlight, boasting sleek gloss base and wall units with stylish contrasting worktops, leading through to a separate dining room—ideal for family meals and entertaining.

Upstairs, the accommodation comprises two generous double bedrooms and a further single bedroom, providing flexible living space for families or guests. The contemporary family bathroom is fully tiled and fitted with a modern suite, including an over-bath shower. Additional storage is available in the loft, which has been thoughtfully boarded for convenience.

Externally, the property offers off-road driveway parking to the front, while secure gated side access leads to a delightfully private, south-facing rear garden. Designed for relaxation, the outdoor space features a patio seating area, a well-maintained lawn, and is fully enclosed by timber fencing for added privacy. The home also benefits from a built-in security system and CCTV, providing peace of mind.

With its combination of modern living spaces, a sunny garden, and a prime location, this property is sure to attract considerable interest. Early viewing is highly recommended—contact Callaghans today to arrange your visit.

Lounge 10' 6" x 16' 11" (3.21m x 5.15m)

Kitchen 10' 6" x 10' 4" (3.21m x 3.16m)

Dining Room 9' 8" x 8' 10" (2.94m x 2.7m)

Family Bathroom 6' 3" x 7' 2" (1.91m x 2.19m)

Bedroom One 10' 7" x 10' 6" (3.22m x 3.19m)

Bedroom Two 10' 7" x 10' 6" (3.22m x 3.2m)

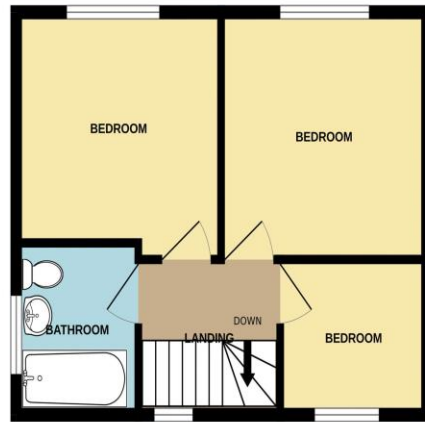
Bedroom Three 6' 4" x 7' 7" (1.92m x 2.31m)

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GROUND FLOOR
450 sq.ft. (41.8 sq.m.) approx.



1ST FLOOR
357 sq.ft. (33.1 sq.m.) approx.



TOTAL FLOOR AREA: 807 sq.ft. (75.0 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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