

Callaghans

Independent Estate Agents, Surveyors, Valuers and Mortgage Brokers

33 Northumberland Way,
Manchester, M22 4UG



£300,000

**Semi Detached
Three Bedrooms
Gloss Kitchen
Modern Bathroom
Low maintenance Gardens
Off Road Parking**

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Callaghans are pleased to offer for sale this well-presented three-bedroom semi-detached home in the popular and convenient Sharston area. Perfect for families or professionals, this property combines modern living with practical space, all in a highly accessible location.

The ground floor welcomes you with an entrance hallway featuring a convenient downstairs toilet. The bright and airy living room offers a comfortable space for relaxation, while the modern dining kitchen is fitted with sleek gloss units, integrated appliances, and a practical peninsula worktop - perfect for everyday meals and entertaining. Patio doors open directly onto the low-maintenance landscaped garden, creating a seamless flow for indoor-outdoor living and making it ideal for summer gatherings.

Upstairs, three well-proportioned bedrooms provide flexibility for a growing family, guests, or a home office. The tiled family bathroom is finished to a high standard, complete with a modern suite with over bath shower.

Externally, the private rear garden offers a tranquil space for outdoor enjoyment, while off-road parking to the front ensures everyday convenience.

Ready for immediate occupation, this home is an excellent opportunity for those seeking a move-in ready property in a sought-after area. Contact Callaghans today to arrange your viewing.

Lounge 14' 10" x 15' 1" (4.52m x 4.61m)

Kitchen/Diner 14' 9" x 10' 2" (4.5m x 3.1m)

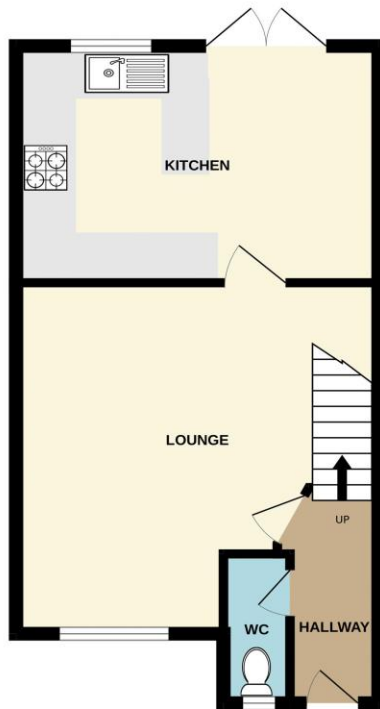
Family Bathroom 6' 1" x 5' 6" (1.85m x 1.68m)

Bedroom One 10' 11" x 8' 6" (3.34m x 2.59m)

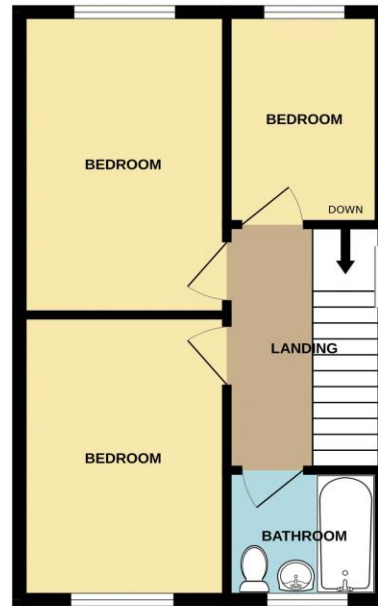
Bedroom Two 8' 2" x 12' 8" (2.48m x 3.86m)

Bedroom Three 6' 6" x 9' 1" (1.98m x 2.78m)

GROUND FLOOR
395 sq.ft. (36.7 sq.m.) approx.



1ST FLOOR
376 sq.ft. (34.9 sq.m.) approx.



TOTAL FLOOR AREA: 771 sq.ft. (71.7 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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