

# *Callaghans*

Independent Estate Agents, Surveyors, Valuers and Mortgage Brokers

**3 Bisley Avenue,**  
**Manchester, M23 1HN**



**£260,000**

**Distinctive Quasi-Semi Detached**  
**Three Bedrooms**  
**Stylish Deck Garden**  
**Large White Gloss Kitchen**  
**Separate Toilet**  
**Utility Room**

**Callaghans Estate Agents**  
**46 Church Road, Gatley, SK8 4NQ**  
**Telephone: 0161 491 4000, Fax: 0161 491 55 44**  
**Website: [www.callaghansltd.com](http://www.callaghansltd.com) Email: [admin@callaghansltd.com](mailto:admin@callaghansltd.com)**

Callaghans are honoured to present for sale this distinctive and stylish Quasi-Semi Detached property, perfectly positioned in the popular area of Baguley. Updated to a modern standard and boasting an array of eye-catching features, this impressive home offers a blend of contemporary living and character throughout.

Upon entering the welcoming hallway, the high quality of the renovation is immediately apparent. The spacious lounge features a media wall and a large window that fills the room with natural light, complemented by striking abstract wall décor. Through an arch with lit display feature you enter the dining area of the kitchen with feature wall. The kitchen has a bright white gloss kitchen, fitted with an extensive range of wall and base units to inspire your culinary creativity. Off the kitchen is a generous utility room, ideal for storage and laundry. Patio doors open out to the exceptional decked garden, complete with a pond and dedicated barbecue area, a perfect space for relaxing or entertaining on summer evenings.

To the first floor, you will find the modern family bathroom with a contemporary suite and over-bath shower, along with a separate toilet room. The master bedroom is another standout feature, enhanced by stylish wall panels with integrated lighting. A further double bedroom and a spacious single complete the accommodation.

Situated in a convenient location, this property is within easy reach of shops, schools, and excellent transport links. Contact Callaghans today to arrange your viewing of this truly unique home.

**Lounge** 10' 3" x 13' 1" (3.12m x 4m)

**Kitchen** 8' 11" x 20' 9" (2.72m x 6.32m)

**Utility room** 16' 4" x 5' 1" (4.97m x 1.56m)

**Family Bathroom** 4' 11" x 5' 5" (1.49m x 1.65m)

**toilet** 5' 1" x 2' 9" (1.56m x 0.85m)

**Master bedroom** 10' 2" x 15' 3" (3.11m x 4.66m)

**Second Bedroom** 9' 5" x 13' 6" (2.86m x 4.12m)

**Third Bedroom** 9' 3" x 10' 2" (2.82m x 3.11m)

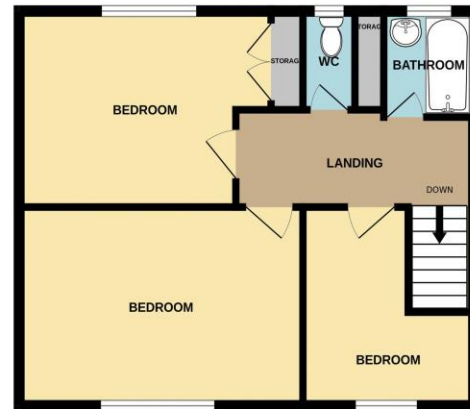
**Rear Garden**

Callaghans Estate Agents  
46 Church Road, Gatley, SK8 4NQ  
Telephone: 0161 491 4000, Fax: 0161 491 55 44  
Website: [www.callaghansltd.com](http://www.callaghansltd.com) Email: [admin@callaghansltd.com](mailto:admin@callaghansltd.com)

GROUND FLOOR  
489 sq.ft. (45.5 sq.m.) approx.



1ST FLOOR  
497 sq.ft. (46.2 sq.m.) approx.



TOTAL FLOOR AREA: 987 sq.ft. (91.7 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.  
Made with Metropix 62025

**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**