

Callaghans

Independent Estate Agents, Surveyors, Valuers and Mortgage Brokers

21 Kenworthy Lane,
Northenden, M22 4FJ



£200,000

Able to Add Value
Large End Plot
Three Bedrooms
Garage
Off Road Parking
Close to Northenden Centre

Callaghans Estate Agents
46 Church Road, Gatley, SK8 4NQ
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Callaghans are pleased to offer this exceptional opportunity to acquire a spacious end terrace property with clear potential to create your ideal home. Situated in a generous plot close to Northenden Centre, this project offers the perfect canvas for renovation and improvement, promising both a personalised living space and excellent added value.

The property currently comprises a front lounge, flooded with natural light from a large window, and a rear kitchen that overlooks the expansive garden. A convenient downstairs toilet is located off the kitchen, completing the ground-floor layout. Upstairs, three well-proportioned bedrooms are served by the bathroom, providing a flexible and practical blank slate for modernisation.

Externally, the home is set within extensive wrap-around gardens, offering outstanding outdoor potential. The addition of a long driveway and a garage further enhances the property's appeal, providing ample off-road parking and valuable storage or workshop space.

This is a rare chance to transform a property in a popular location, with the scope to tailor every detail to your own taste and needs. To explore the possibilities, contact Callaghans to arrange a viewing.

Lounge 15' 8" x 12' 7" (4.78m x 3.84m)

Kitchen 12' 10" x 8' 4" (3.92m x 2.53m)

Downstairs Toilet 2' 6" x 5' 2" (0.77m x 1.57m)

Bathroom 5' 2" x 5' 8" (1.58m x 1.72m)

Bedroom One 11' 7" x 12' 8" (3.53m x 3.87m)

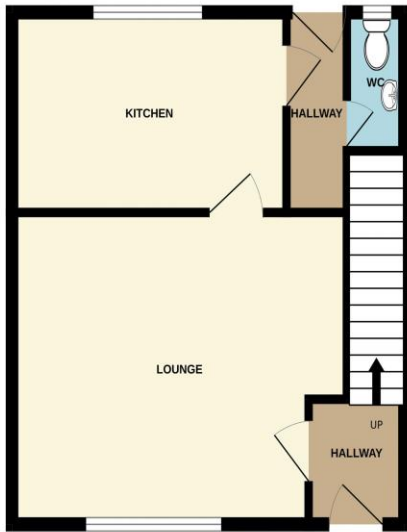
Bedroom Two 12' 11" x 8' 3" (3.93m x 2.52m)

Bedroom Three 6' 11" x 9' 8" (2.11m x 2.95m)

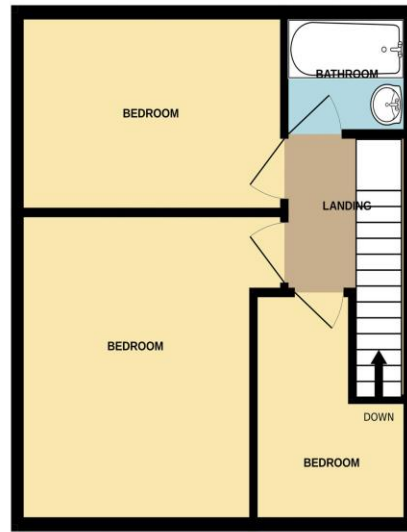
Rear Garden

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GROUND FLOOR
390 sq.ft. (36.2 sq.m.) approx.



1ST FLOOR
390 sq.ft. (36.2 sq.m.) approx.



TOTAL FLOOR AREA: 780 sq.ft. (72.5 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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