

Callaghans

Independent Estate Agents, Surveyors, Valuers and Mortgage Brokers

Apt 3 Bucklow House, Northenden, M22 4YG



£220,000

**Spacious Modern Apartment
Secure Gated Development
Two Bedrooms
Two Bathrooms
Allocated Parking
Historic House Setting**

Callaghans Estate Agents
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Callaghans are delighted to offer for sale this spacious first-floor apartment set within the grounds of a historic home. Sold with no onward chain and ready for immediate occupancy, this beautifully presented property offers generous accommodation in a truly unique and picturesque setting.

The welcoming entrance hallway leads through to a large living room, enhanced by dual-aspect windows that bathe the space in natural light, along with a stylish built-in media wall. The modern fitted dining kitchen provides ample space for both cooking and entertaining, with contemporary units and generous work surfaces. There are two excellent-sized double bedrooms; the primary bedroom features a private en-suite, while the second bedroom benefits from built-in storage and a large double wardrobe. A separate, contemporary three-piece bathroom completes the internal accommodation.

Externally, the property is located within a secure gated development offering allocated parking and access to well-maintained communal gardens.

The building itself is surrounded by beautifully landscaped grounds overlooking Watkins Wood, creating a peaceful and scenic environment. Conveniently positioned on the outskirts of Northenden, the apartment also offers excellent transport links and easy access to local amenities. Viewing is highly recommended to fully appreciate the charm and setting of this exceptional home.

Lounge 11' 11" x 19' 1" (3.62m x 5.82m)

Kitchen 11' 10" x 16' 1" (3.6m x 4.9m)

Family Bathroom 7' 0" x 6' 0" (2.14m x 1.84m)

Bedroom One 17' 7" x 11' 1" (5.35m x 3.39m)

En-suite 5' 8" x 5' 9" (1.73m x 1.75m)

Bedroom Two 14' 7" x 15' 11" (4.44m x 4.86m)

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GROUND FLOOR
935 sq.ft. (86.9 sq.m.) approx.



TOTAL FLOOR AREA: 935 sq.ft. (86.9 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 standard fixtures and appliances shown have not been tested and are not tested.

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**