

Callaghans

Independent Estate Agents, Surveyors, Valuers and Mortgage Brokers

21 Northumberland Way,
Manchester, M22 4UG



£285,000

**Modern End Terrace
Three Bedrooms
Landscaped Gardens
Spacious Dining-Kitchen
Cul-De-Sac Location
Off Road Parking
Chain Free – Move in ready**

**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 pleased to offer for sale this modern and surprisingly spacious three bedroom end terrace home, situated in the popular and convenient Sharston location. Combining contemporary living spaces with a low-maintenance lifestyle, this property is an ideal choice for first-time buyers, professionals, and growing families.

The accommodation begins with a welcoming lounge at the front of the property, featuring a large window that overlooks the garden and driveway and fills the room with natural light. The heart of the home is the impressive open-plan dining kitchen, a truly social space fitted with modern floor and wall units and a practical breakfast bar. Patio doors open directly onto the landscaped rear garden, seamlessly connecting the indoor and outdoor areas and creating a wonderful flow for entertaining and family life.

Upstairs, the property offers three well-proportioned bedrooms, providing ample space for relaxation, work, or study. These are served by a tiled family bathroom, which features a modern suite with an over-bath shower.

Externally, the home benefits from a landscaped garden, a driveway, and a highly sought-after location with excellent access to good schools, local shops, and major transport links.

This well-presented home offered Chain Free, offers a perfect move-in-ready opportunity in a thriving community. To avoid disappointment, contact Callaghans today to arrange a viewing.

Lounge 15' 1" x 14' 9" (4.59m x 4.50m)

Kitchen/Diner 10' 2" x 14' 9" (3.11m x 4.5m)

Family Bathroom 5' 9" x 6' 1" (1.75m x 1.86m)

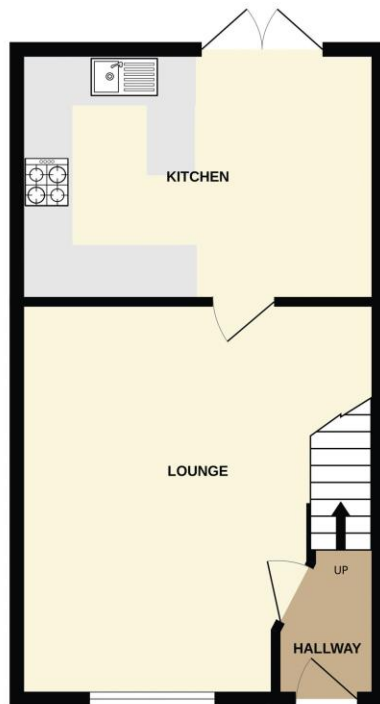
Bedroom One 11' 0" x 8' 5" (3.35m x 2.56m)

Bedroom Two 12' 5" x 8' 5" (3.78m x 2.56m)

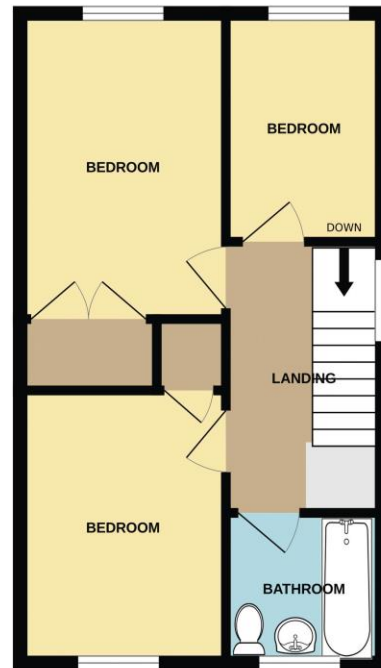
Bedroom 3 6' 7" x 9' 2" (2m x 2.8m)

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GROUND FLOOR
387 sq.ft. (36.0 sq.m.) approx.



1ST FLOOR
387 sq.ft. (36.0 sq.m.) approx.



TOTAL FLOOR AREA: 774 sq.ft. (71.9 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 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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