

# *Callaghans*

Independent Estate Agents, Surveyors, Valuers and Mortgage Brokers

**17 Chiseldon Avenue,**  
**Manchester, M22 5HW**



**£260,000**

**Modern Mews Property**  
**New Shaker Kitchen**  
**Two Bedrooms**  
**Front and rear Gardens**  
**Off Road Parking**  
**Ready to move in.**  
**No Chain**  
**Freehold**

Callaghans Estate Agents  
46 Church Road, Gatley, SK8 4NQ  
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Callaghans are pleased to offer for sale this well-presented mews property, situated on a popular estate in a highly convenient location. Ideal for professionals, first-time buyers, or investors, this home offers a perfect blend of modern comfort and low-maintenance living, with excellent access to Manchester Airport, local hospitals, and major transport routes.

The ground floor features a generously sized reception room, filled with natural light and finished with comfortable carpeted flooring, creating a warm and inviting living space. This flows seamlessly into the open-plan kitchen/diner, which is fitted with stylish blue/grey wall and base units, providing a practical and contemporary area for meal preparation and casual dining. Patio doors open onto the rear garden—a manageable, low-maintenance space that is mostly laid to lawn, offering a pleasant outdoor family retreat without the upkeep.

Upstairs, the accommodation comprises a double bedroom with fitted wardrobes and a generously proportioned single bedroom, providing flexible space for residents, guests, or a home office. These are served by a clean and functional family bathroom, which features a three-piece white suite and an over-bath shower.

Given its attractive condition, practical layout, and highly sought-after location, this property is expected to generate significant interest. Early viewing is highly recommended. Contact Callaghans today to arrange your visit and avoid disappointment.

**Lounge** 14' 8" x 13' 1" (4.47m x 3.98m)

**Kitchen/Diner** 13' 0" x 9' 2" (3.97m x 2.79m)

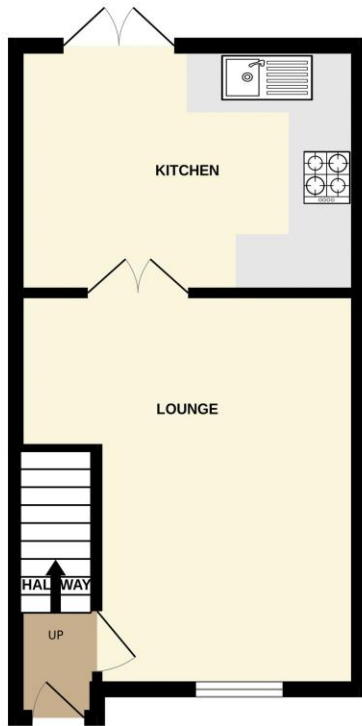
**Family Bathroom** 4' 10" x 8' 9" (1.47m x 2.67m)

**Bedroom One** 10' 8" x 13' 1" (3.24m x 3.98m)

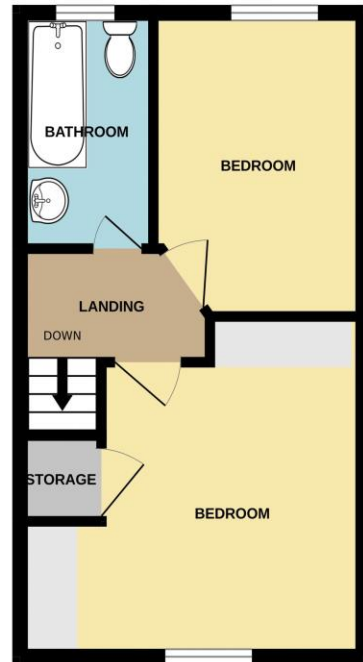
**Bedroom Two** 7' 7" x 11' 2" (2.32m x 3.41m)

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GROUND FLOOR  
313 sq.ft. (29.1 sq.m.) approx.



1ST FLOOR  
310 sq.ft. (28.8 sq.m.) approx.



TOTAL FLOOR AREA: 622 sq.ft. (57.8 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 reliability or efficiency can be given.

#### 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**