

Callaghans

Independent Estate Agents, Surveyors, Valuers and Mortgage Brokers

65 Rissington Avenue,
Baguley, M23 1LN



£250,000

Modern End Terrace
Two Bedrooms
Front and Rear Gardens
No Chain
Freehold
Off Road Parking

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Callaghans are pleased to offer for sale this delightful two-bedroom end mews property, situated in a popular residential location with convenient access to the motorway network. Offered chain free and freehold, this well-presented home provides well-proportioned accommodation throughout and is ideal for first-time buyers or professional couples looking for an easy commute.

From the entrance hall, you will find a convenient downstairs toilet. The inviting lounge overlooks the front driveway and garden and leads through to the dining kitchen. The kitchen features a range of pastel floor and wall units, with ample space for family dining. Patio doors open out to the rear garden, which is paved and surrounded by mature borders, creating a pleasant outdoor retreat. To the first floor are two good-sized bedrooms and a modern family bathroom fitted with a shower over the bath.

Situated on a popular Baguley estate with good schools, shops and transport links close by, this property is well located and sure to attract interest. Contact Callaghans today to arrange your viewing.

Lounge 10' 8" x 12' 2" (3.25m x 3.7m)

Kitchen/Diner 8' 3" x 15' 7" (2.51m x 4.74m)

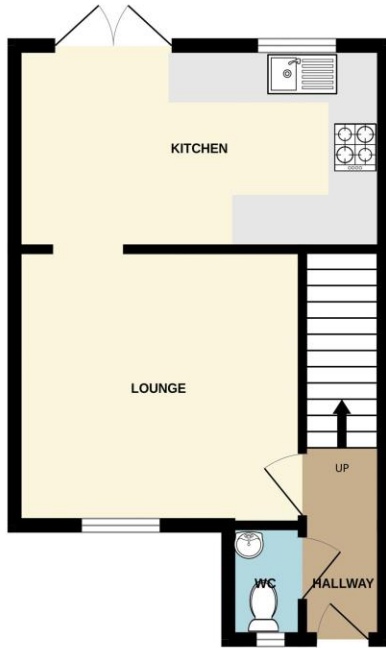
Downstairs Toilet 0.8

Family Bathroom 6' 5" x 6' 5" (1.95m x 1.95m)

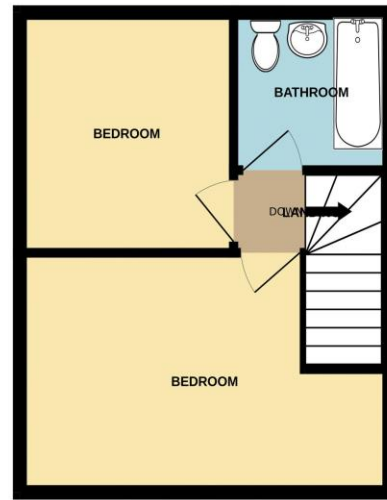
Bedroom One 15' 7" x 9' 6" (4.75m x 2.9m)

Bedroom Two 9' 9" x 8' 11" (2.96m x 2.71m)

GROUND FLOOR
334 sq.ft. (31.1 sq.m.) approx.



1ST FLOOR
304 sq.ft. (28.2 sq.m.) approx.



TOTAL FLOOR AREA: 638 sq.ft. (59.3 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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