

# *Callaghans*

Independent Estate Agents, Surveyors, Valuers and Mortgage Brokers

**52 Beaford Road,**  
**Manchester, M22 0AG**



**£1200pcm**

**Modern Semi-Detached  
Two Bedrooms  
Downstairs Toilet  
Entertainment Lounge  
Front and rear Gardens  
Off Road Parking**

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**Callaghans are pleased to offer for rent this charming modern semi-detached property, complete with gardens and off-road parking. Designed with a practical and family-friendly layout, this home offers comfortable living space ideal for modern lifestyles.**

**To the front of the property is a bright dining kitchen, enhanced by a bay window that fills the room with natural light. The kitchen is well equipped with a range of floor and wall units, providing ample storage and workspace for everyday cooking and dining. Off the hallway is a convenient downstairs WC, adding to the functionality of the home.**

**To the rear, the spacious family lounge creates a welcoming area to relax or entertain. Patio doors open directly onto the garden, seamlessly blending indoor and outdoor living and making it an ideal space for family time, entertaining guests, or children to play.**

**On the first floor, the property offers two generously sized bedrooms, providing comfortable retreats at the end of the day. The modern family bathroom is fitted with a contemporary suite and features an over-bath shower.**

**Externally, the property benefits from gardens to both the front and rear, with off-road parking located to the side. The location is particularly appealing, being close to Manchester Airport and Wythenshawe Hospital, along with local amenities and transport links.**

**Contact Callaghans today to arrange your viewing and secure this lovely home.**

**Lounge 11' 10" x 12' 6" (3.6m x 3.8m)**

**Kitchen 11' 5" x 7' 7" (3.48m x 2.32m)**

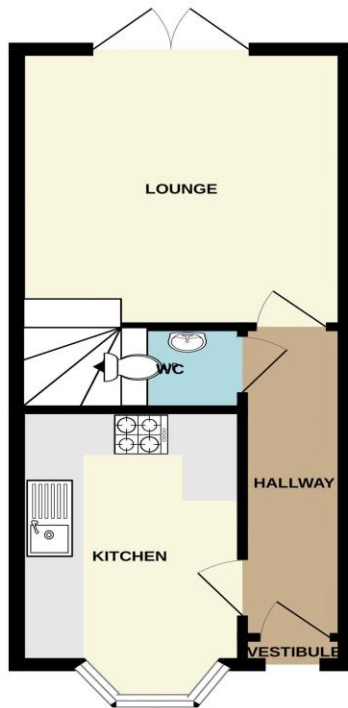
**Downstairs Toilet 3' 9" x 5' 4" (1.15m x 1.63m)**

**Family Bathroom 4' 10" x 7' 7" (1.48m x 2.31m)**

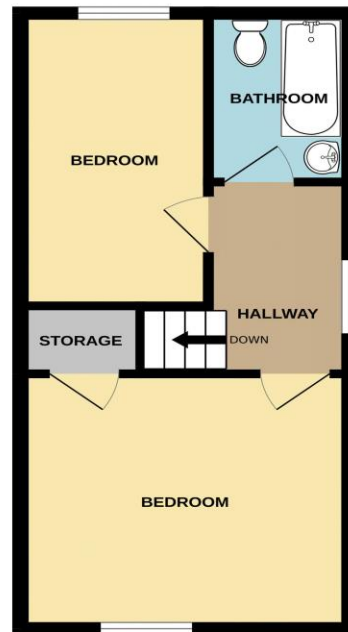
**Bedroom One 11' 10" x 11' 6" (3.6m x 3.5m)**

**Bedroom Two 13' 1" x 6' 7" (4m x 2m)**

GROUND FLOOR  
334 sq.ft. (31.0 sq.m.) approx.



1ST FLOOR  
328 sq.ft. (30.4 sq.m.) approx.



TOTAL FLOOR AREA - 662 sq.ft. (61.5 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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