

# *Callaghans*

Independent Estate Agents, Surveyors, Valuers and Mortgage Brokers

## **Apartment 36, Manchester, M22 9AN**



**£135,000**

**Ground Floor Apartment  
Gated Residents Off-Road Parking  
Modern Fitted Kitchen  
Three Piece Bathroom Suite  
Master Bedroom with En Suite Shower Room  
Ideal Investment or first time buyer Property**

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**Callaghans are pleased to offer for sale this spacious two-bedroom ground floor apartment, ideally situated in the popular Brownley Green location.**

**The property features a generous lounge with a semi open-plan layout, creating a bright and comfortable living space. The modern kitchen is accessed through an attractive archway and offers a practical and stylish area for cooking and dining. The tiled family bathroom is fitted with a contemporary suite.**

**There are two well-proportioned bedrooms, with the principal bedroom benefiting from its own en-suite shower room. An additional advantage of this apartment is the secure allocated parking space.**

**This property would make an excellent first home or an attractive investment opportunity, with the added benefit of a sitting tenant. Contact Callaghans today to find out more or to arrange your viewing.**

**Lounge 15' 1" x 11' 1" (4.61m x 3.39m)**

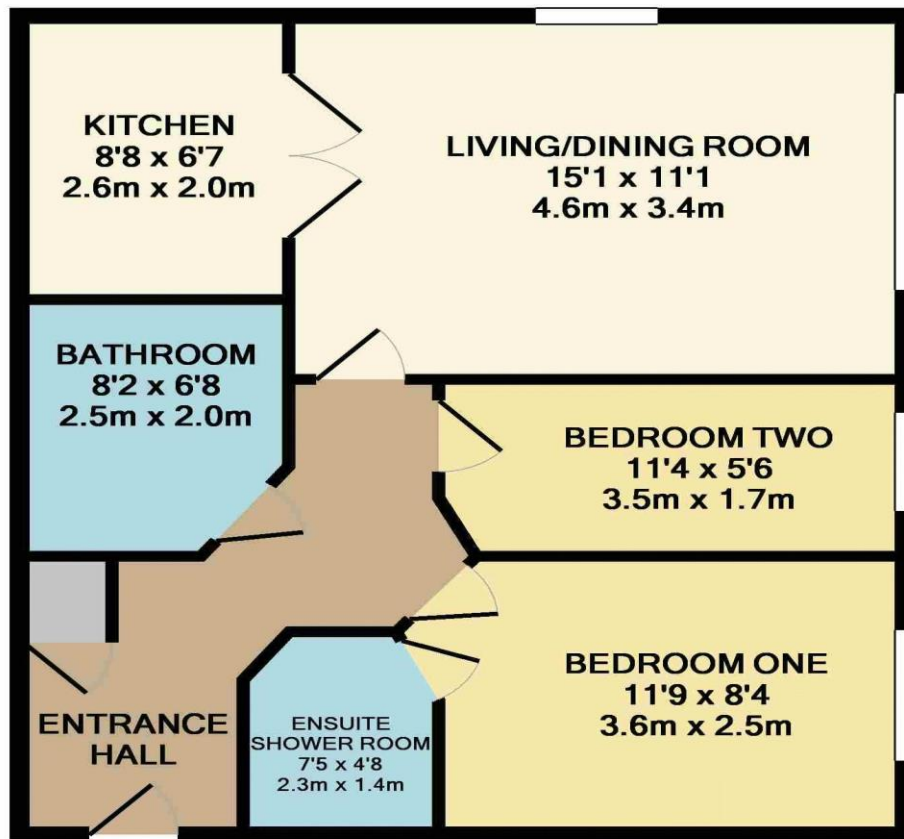
**Kitchen 6' 9" x 8' 9" (2.05m x 2.67m)**

**Family Bathroom 8' 2" x 6' 9" (2.49m x 2.06m)**

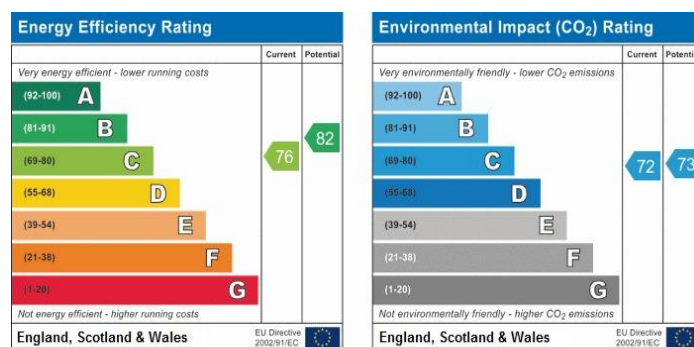
**Bedroom One 8' 4" x 11' 10" (2.55m x 3.61m)**

**En-suite 4' 9" x 5' 3" (1.45m x 1.6m)**

**Bedroom Two 5' 7" x 11' 5" (1.71m x 3.47m)**



Whilst every attempt has been made to ensure the accuracy of the floor plan 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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