

# *Callaghans*

Independent Estate Agents, Surveyors, Valuers and Mortgage Brokers

**39 Shannon Road,**  
**Manchester, M22 9UY**



**£200,000**

**Spacious Semi-Detached  
Large Corner Plot.  
Garage and drive  
Three Bedrooms**

Callaghans Estate Agents  
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Callaghans are delighted to offer for sale this semi-detached property, occupying a generous corner plot and benefiting from a detached garage and private driveway. Offering excellent potential for improvement, this home presents a fantastic opportunity for buyers looking to create a property tailored to their own tastes and requirements.

Upon entering, you are welcomed into a bright and spacious lounge positioned at the front of the property. A large bay window allows an abundance of natural light to fill the room, creating a warm and inviting living space. To the rear is the kitchen, which offers direct access to two useful storerooms. Patio doors open onto the outdoor space, providing a pleasant connection between the home and its surroundings.

The first floor comprises three well-proportioned bedrooms, offering comfortable accommodation for families, guests, or those requiring a home office. The family bathroom completes the upper floor and provides a solid foundation for future modernisation.

Externally, the property's generous corner plot is one of its standout features. The gardens offer plenty of outdoor space with scope for landscaping, extension potential (subject to the necessary permissions), or simply creating an enjoyable environment for family life. The detached garage and driveway provide valuable off-road parking and additional storage.

While the property would benefit from updating and modernisation, it has been competitively priced to reflect the work required, making it an exciting opportunity for buyers seeking a project with significant potential. Whether you are a first-time buyer looking to put your own stamp on a home, an investor, or a family searching for a property with room to grow, this home offers a wealth of possibilities.

Contact Callaghans today to arrange your viewing and discover the potential this property has to offer.

**Lounge** 14' 11" x 11' 7" (4.54m x 3.54m)

**Kitchen** 8' 11" x 17' 11" (2.73m x 5.47m)

**Bathroom** 6' 0" x 5' 1" (1.83m x 1.55m)

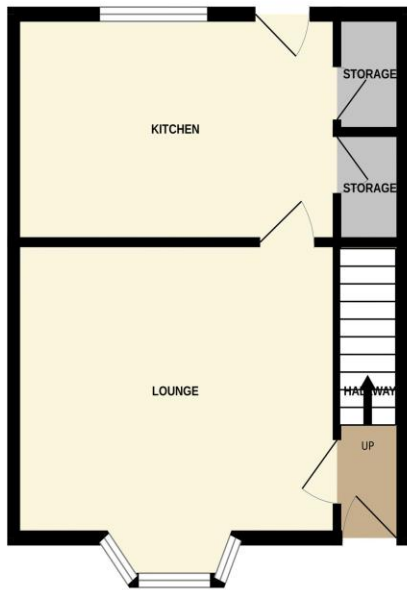
**Bedroom One** 10' 4" x 9' 10" (3.16m x 3m)

**Bedroom Two** 8' 11" x 11' 6" (2.72m x 3.51m)

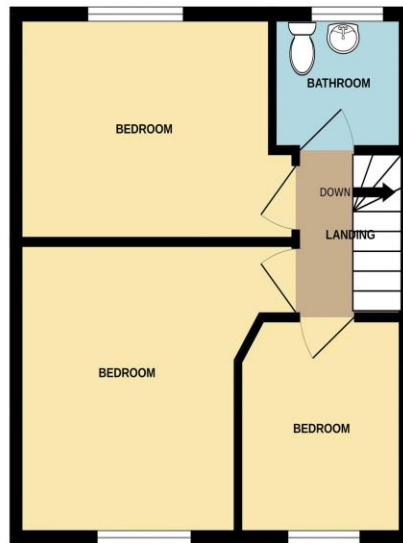
**Bedroom Three** 7' 9" x 8' 8" (2.37m x 2.63m)

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GROUND FLOOR  
377 sq.ft. (35.0 sq.m.) approx.



1ST FLOOR  
369 sq.ft. (34.3 sq.m.) approx.



TOTAL FLOOR AREA: 746 sq.ft. (69.3 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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