

Callaghans

Independent Estate Agents, Surveyors, Valuers and Mortgage Brokers

Apt 47, 6, **Manchester, M22 9AN**



Asking Price £135,000

Second Floor Apartment

No Chain

Fitted Kitchen

Allocated Parking

Great Location

Viewing Recommended.

**** Cash Buyers Only ****

Callaghans Estate Agents

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Callaghans are pleased to offer for sale this spacious two-bedroom second 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 paneled doors 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. 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 no vendor chain viewing is strongly recommended. Contact Callaghans today to find out more or to arrange your viewing.

Communal Entrance Hall Entryphone controlled access to communal entrance hall doors stairs and lifts to individual apartments and upper floors.

Entrance Hallway Wood paneled front door to entrance hall, doors to lounge, bedrooms, bathroom and closet.

Lounge 14' 1" x 13' 7" (4.29m x 4.14m) Upvc double glazed French doors to rear with Juliette Balcony, electric panel radiator to side, double paneled doors to side to kitchen.

Kitchen 8' 2" x 7' 0" (2.49m x 2.13m) Full range of base and wall cupboards, coordinated worktops inset sink and taps, integrated washing machine and dishwasher, integrated fridge freezer. Built under oven with ceramic hob and chimney style extractor hood above.

Bedroom One 13' 1" x 8' 9" (3.98m x 2.66m) Upvc double glazed French doors to rear to Juliette balcony, electric paneled radiator to side. Fitted wardrobes.

Bedroom Two 7' 10" x 7' 7" (2.39m x 2.31m) Upvc double glazed window to rear, electric paneled radiator.

Bathroom Tiled bathroom with coordinated three piece suite, comprising paneled bath with shower and screen over, low level wc and pedestal and pedestal mounted wash basin. Ceiling extractor, panel radiator to side.

Outside To the outside of the property there is allocated parking and communal gardens.

GROUND FLOOR
572 sq.ft. (53.1 sq.m.) approx.



TOTAL FLOOR AREA: 572 sq.ft. (53.1 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the figures 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 for 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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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**