

Callaghans

Independent Estate Agents, Surveyors, Valuers and Mortgage Brokers

38 Turnbury Road,
Manchester, M22 4ZB



£245,000

**Modern End Terrace
Two Bedrooms
Two Receptions
Front and rear Gardens
Modern Grey Kitchen
Off Road parking
Newly Decorated Throughout**

Callaghans Estate Agents
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Callaghans are pleased to offer for sale this charming modern end-terrace property, ideally situated on the popular Grosvenor Park estate in Sharston. With off-road parking to the front and a welcoming porch, this well-presented home offers both comfort and convenience, making it an excellent choice for first-time buyers or young families.

The ground floor opens into a spacious living area, complete with a bay window that fills the room with natural light. Stairs to the first floor are neatly positioned within the lounge, while to the rear is a door into the dining area adjoining the well-equipped kitchen. The kitchen itself is fitted with modern grey wall and base units, an inset sink, oven, and gas hob — a practical and stylish space for everyday living. The rear garden is a standout feature, offering a generous lawn and patio area that's perfect for entertaining, barbecues, or family gatherings.

Upstairs, the property offers two well-proportioned bedrooms. The master bedroom, located at the front, benefits from a large wardrobes and draw units provide ample storage, while the second bedroom inset wardrobes and enjoys views over the rear garden. The family bathroom is fitted with a modern suite including an over-bath shower, creating a fresh and pleasant space to unwind.

With its desirable location, modern finish, and appealing layout, this property is expected to generate strong interest. Contact Callaghans today to arrange your viewing.

Entrance Porch 4' 3" x 3' 5" (1.3m x 1.05m)

Lounge 14' 7" x 11' 11" (4.45m x 3.62m)

Dining Room 11' 8" x 5' 11" (3.55m x 1.8m)

Kitchen 10' 11" x 5' 8" (3.33m x 1.72m)

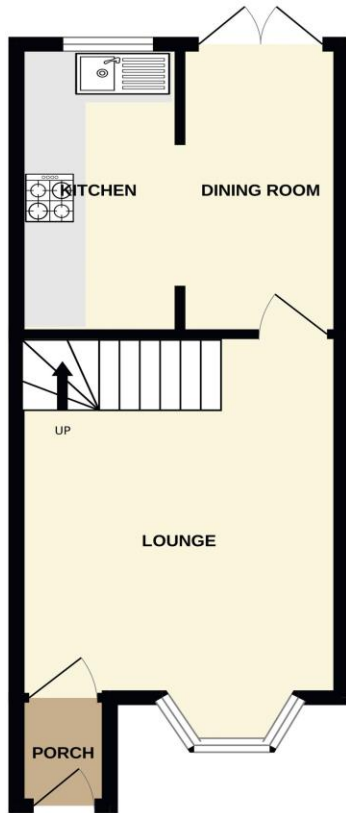
Family Bathroom 7' 8" x 5' 0" (2.33m x 1.52m)

Master bedroom 11' 11" x 11' 4" (3.63m x 3.46m)

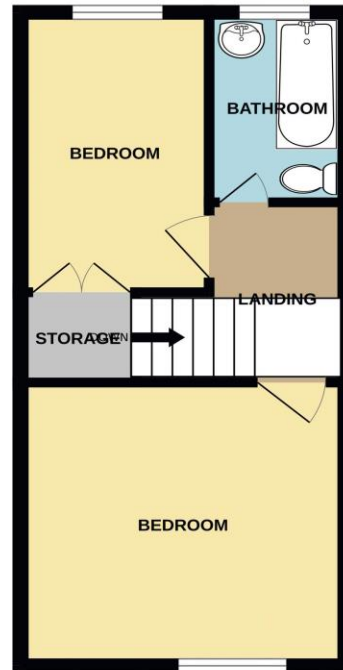
Second Bedroom 11' 0" x 6' 8" (3.35m x 2.02m)

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



1ST FLOOR
312 sq.ft. (29.0 sq.m.) approx.



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**