

Callaghans

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£235,000

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Modern Mews Style Property, Two Bedrooms, Off Road Parking, Ideal First Time Buy callaghans Estate
Agents are delighted to offer for sale this modern two bedroom mews style property in Brownley Grenn Wythenshawe, well located for the metro link airport and motorway network it is well connected to all transport links. The property itself offers a good level of accomodation throughout and is well presented and in bags down condition. With off road parking to the front and a garden to the rear it is an ideal first time buy viewing is strongly recommended

Entrance Hall Upvc double glazed front door to entrance hall, stairs to first floor, radiator to side, doors to downstairs wc and lounge.

Downstairs WC Low level wc and cistern, pedestal mounted wash basin, radiator to side, upvc double glazed window to rear.

Lounge 14' 3" x 10' 8" (4.34m x 3.25m) Good sized lounge with Upvc double glazed window and radiator to front, feature fire surround with electric living flame effect fire. Double panelled doors to rear to kitchen/ diner.

Kitchen Diner 13' 10" x 7' 8" (4.21m x 2.34m) Kitchen area fitted with full range of base and wall cupboards, coordinated worktops and inset sink and taps, built under oven with inset gas hob and canopy hood above. Integrated fridge/freezer and washing machine. Tiled flooring and splash backs. Upvc double glazed window to rear, radiator to side of dining area, upvc French doors to rear to garden.

Landing Doors to bedrooms and bathroom.

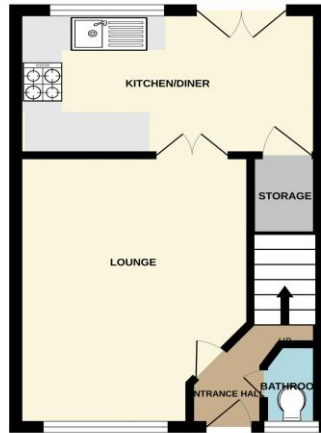
Bedroom One 13' 10" x 9' 11" (4.21m x 3.02m) 2 x Upvc double glazed windows to front, radiator to front, 2 x built in closets.

Bedroom Two 10' 2" x 7' 2" (3.10m x 2.18m) Upvc double glazed window to rear, radiator to rear.

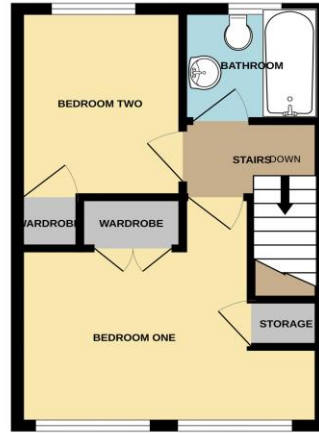
Bathroom Fully tiled bathroom with coordinated three piece suite comprising paneled bath with shower and screen over, low level wc and cistern and pedestal mounted wash basin. Upvc double glazed window to rear, radiator to side.

Outside To the front of the proerty there is an enclosed garden with a driveway to the side providing off road parking whilst to the rear is an enclosed garden which is laid to flowerbeds and shrubs with a lawned arear to the rear.

GROUND FLOOR
286 sq.ft. (26.6 sq.m.) approx.



1ST FLOOR
286 sq.ft. (26.6 sq.m.) approx.



TOTAL FLOOR AREA: 573 sq.ft. (53.2 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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