

Callaghans

Independent Estate Agents, Surveyors, Valuers and Mortgage Brokers

11 Gresty Avenue,
Manchester, M22 5JQ



£395,000

**Extended Semi Detached
Four Bedrooms
Gas Central Heating
Off Road Parking
Large Corner Plot
Gardens to Three Sides
Viewing Recommended.**

Callaghans Estate Agents
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Extended Semi Detached Four Bedrooms, Large Corner Plot, Garage Callaghans Estate Agents are delighted to offer for sale this substantially extended semi detached home in Peel Hall a suburb to the south of Manchester City Center, Peel Hall Is a thriving local community which is well served by amenities such as shops schools and public transport. The property itself while in need of some updating has been considerably extened on the side and is set within a large corner plot. It has gardens to three sides and parking to the front. Offeringspacious accomodation throughout viewing on this one is definitely recommended.

Entrance Porch Glazed double doors to entrance porch, upvc door to rear to entrance hall.

Entrance Hall Radaiator to side, stairs to first floor doors to Parlour and kitchen.

Parlour 17' 10" x 15' 7" (5.43m x 4.75m) Upvc double glazed windows to front and side, radiators to front and side, door to rear to inner lobby.

Inner Lobby Doors to utility room, downstairs wc and kitchen.

Downstairs WC 11' 5" x 3' 6" (3.48m x 1.07m) Low level wc and cistern wall mounted wash basin. Windows to side and rear.

Utility Room Sink base unit, plumbing for washing machine.

Kitchen 18' 0" x 10' 0" (5.48m x 3.05m) Full range of base and wall cupboards, coordinated work tops inset sink and taps. Built in double oven, ceramic hob. Upvc double glazed windows to rear, door to rear to garden, door to side to dining room.

Dining Room 10' 3" x 8' 7" (3.12m x 2.61m) Door o front to lounge, patio door to rear to conservatory.

Conservatory 10' 0" x 10' 0" (3.05m x 3.05m) Upvc double glazed and brick construction, upvc double glazed French doors to side to garden.

Lounge 16' 8" x 10' 8" (5.08m x 3.25m) Upvc double glazed windows to the front, radiator to front, fire surround with electric fire.

First Floor Landing Double sided landing with doors to bedrooms and bathroom.

Master Bedroom 10' 11" x 8' 0" (3.32m x 2.44m) The master bedroom is to the right hand side of the landing and has double aspect upvc double glazed windows to both front and rear, radiators to front and rear.

Bedroom Two 11' 4" x 10' 0" (3.45m x 3.05m) Upvc double glazed window to front, radiator to rear.

Bedroom Three 13' 4" x 10' 3" (4.06m x 3.12m) Upvc double glazed window to rear, radiator.

Bedroom Four 9' 8" x 9' 11" (2.94m x 3.02m) Upvc double glazed window to rear, radiator to rear.

Bathroom 8' 7" x 7' 5" (2.61m x 2.26m) Spacious bathroom with coordinated four piecec suite comprising, paneled bath with shower over, low level wc and cistern, pedestal mounted wash basin and bidet. Upvc double glazed window to front, radiator to side.

Outside To the front of the property there is an enclosed garden which is laid to lawn to the side and has a concrete printed driveway to the other side to provide off road parking. To the rear and side of the property there are further extensive gardens which are mainly laid to lawn with mature trees and shrubs to the perimeter and a summer house to the side. There is also a detached sectional concrete garage to the rear with and up and over door.



TOTAL FLOOR AREA: 1847 sq.ft. (171.6 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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