

Callaghans

Independent Estate Agents, Surveyors, Valuers and Mortgage Brokers

30 Wexford Walk,
Manchester, M22 5GN



£235,000

Modern Terrace
Three Bedrooms
Modern Dining Kitchen
Tiled Shower room
Garage and Parking
Quiet Walk Location

Callaghans Estate Agents
46 Church Road, Gatley, SK8 4NQ
Telephone: 0161 491 4000, Fax: 0161 491 55 44
Website: www.callaghansltd.com Email: admin@callaghansltd.com

Callaghans are pleased to offer for sale this well-presented modern terrace, situated on the ever-popular Peel Estate. This well-established residential area enjoys excellent transport links, with the Metrolink tram station just a short stroll away, easy access to the M56 and M60 motorways, a nearby rail station, and Manchester Airport also within easy reach – making it an ideal choice for commuters and frequent travellers alike.

The house stands behind a front garden, which leads into the entrance porch. Inside, the well-proportioned living room features a cosy fireplace and a large window, creating a warm and inviting environment. To the rear, there is a modern fitted dining kitchen, providing a practical and pleasant space for your family to cook, eat, and spend time together.

Upstairs, the accommodation comprises two double bedrooms and a further single bedroom or study, offering flexible space for family members to relax or work from home. The stylish bathroom is fitted with a spacious corner shower cubicle, adding a touch of contemporary comfort.

Externally, the property benefits from a paved rear garden with a detached garage, accessible via timber gates from the rear. There is sufficient space to create off-road parking if desired, adding further practicality and value.

These homes offer versatile accommodation likely to meet the needs of a wide range of purchasers, from first-time buyers to growing families and investors. The property has been sensibly priced and is certain to attract early interest. An internal inspection is strongly advised. Contact Callaghans today to arrange your viewing.

Lounge 14' 9" x 14' 3" (4.49m x 4.34m)

Kitchen 9' 6" x 14' 8" (2.89m x 4.47m)

Family Bathroom 6' 2" x 6' 3" (1.88m x 1.9m)

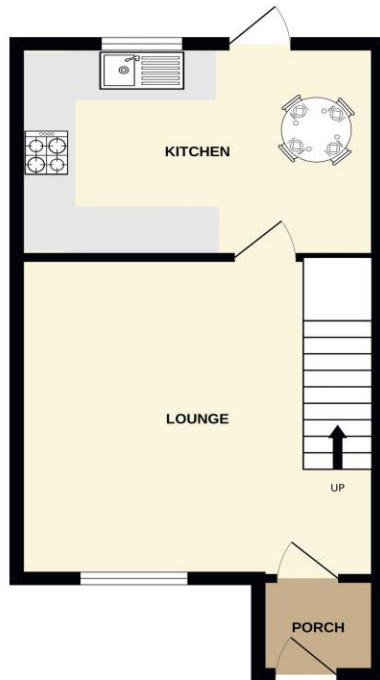
Bedroom One 15' 9" x 8' 7" (4.81m x 2.62m)

Bedroom Two 9' 3" x 8' 3" (2.81m x 2.52m)

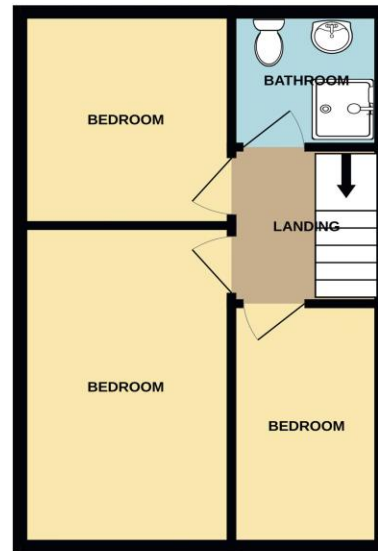
Bedroom Three 10' 9" x 5' 11" (3.27m x 1.81m)

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GROUND FLOOR
370 sq.ft. (34.4 sq.m.) approx.



1ST FLOOR
349 sq.ft. (32.4 sq.m.) approx.



TOTAL FLOOR AREA : 719 sq.ft. (66.8 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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