

Callaghans

Independent Estate Agents, Surveyors, Valuers and Mortgage Brokers

484 Portway,
Manchester, M22 0ER



£325,000

Semi Detached
Three Double Bedrooms
Large Corner Plot
Two Additional Loft Rooms
Modern Kitchen Diner
Off Road Parking
Garage/ Garden Room
Viewing Strongly Recommended

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Fantastic Three Bed Semi Detached With Two Additional Loft Rooms, callaghans Estate Agents are delighted to offer for sale this three bedroomed semi detached home in Woodhouse Park. Set on a large corner plot and offering spacious accommodation throughout the property is well located for transport links with the metro link and motorway access on the doorstep the property is ideal for a growing family. Viewing on this one is strongly recommended.

Entrance Porch Upvc double glazed front door to entrance porch, upvc double glazed and brick construction, upvc double glazed door to rear to entrance hall.

Entrance Hall Stairs to first floor, radiator to side, doors to kitchen/ diner and lounge. 2 x built in closets.

Lounge 20' 0" x 10' 8" (6.09m x 3.25m) Upvc double glazed window to front, radiator to front, Upvc double glazed patio door to rear to garden.

Kitchen/Diner 19' 11" x 7' 2" (6.07m x 2.18m) Great sized kitchen diner with fully fitted contemporary kitchen with gloss doors. Features include an eye level built in double oven, a ceramic hob with integrated modern extractor there is also an integrated fridge, dishwasher and washing machine. Upvc double glazed windows to front side and rear, radiator to front, upvc double glazed door to side to garden.

First Floor Landing Doors to bedrooms and bathroom fixed staircase to loft room.

Bedroom One 13' 9" x 8' 10" (4.19m x 2.69m) Upvc double glazed window to rear, radiator to side.

Bedroom Two 13' 2" x 10' 11" (4.01m x 3.32m) Upvc double glazed window to rear, radiator to rear.

Bedroom Three 10' 11" x 8' 4" (3.32m x 2.54m) Upvc to rear, radiator to rear.

Bathroom 8' 9" x 6' 0" (2.66m x 1.83m) 2 x Upvc double glazed windows to rear, contemporary tiling, coordinated three piece suite comprising P shaped bath with shower and glass screen over, low level wc and cistern and pedestal mounted wash basin. Chrome heated towel rail.

Second Floor Landing A fixed staircase leads from the first floor landing to the loft landing with separate doors to the two loft rooms.

Loft Room One 13' 5" x 10' 1" (4.09m x 3.07m) Velux style window to rear, radiator to rear.

Loft Room Two 12' 0" x 11' 7" (3.65m x 3.53m) Velux style window to rear, radiator to rear.

Outside To the front of the property there is a larger garden which is mainly laid to lawn with a driveway to the side providing off road parking and leading to a detached garage whilst to the rear of the property there is a garden area which has been laid to astro turf to the front of the garden the garage has been converted to a garden room, with a rear access, which the current owners use for social events but would be equally as useful as a garden office.



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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