

Callaghans

Independent Estate Agents, Surveyors, Valuers and Mortgage Brokers

12 Parkbrook Road,
Manchester, M23 1AN



£350,000

**Spacious Semi-Detached
Garden Pub
Three Bedrms
Conservatory
Stylish Kitchen
Modern Bathroom**

Callaghans Estate Agents
46 Church Road, Gatley, SK8 4NQ
Telephone: 0161 491 4000, Fax: 0161 491 55 44
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Callaghans are pleased to offer for sale this spacious semi-detached property, beautifully presented and featuring an attractive garden room bar, perfect for entertaining friends and family.

To the front of the property is a generous lounge, complete with a bay window and log burner, creating a warm and cosy family space. To the rear, the modern white gloss kitchen is fitted with sleek units and opens out to the garden via patio doors, allowing for easy indoor-outdoor living. Off the kitchen is a long utility room, which leads through to a bright dining conservatory, providing additional space for hosting and everyday living. The rear garden truly extends the living space, offering a variety of areas including a covered seating section, an open lounge area and a standout garden room currently set up as a bar, ideal for socialising and relaxing.

On the first floor, the property offers three double bedrooms, with the smallest currently used as a dressing room. The family bathroom is stylishly finished with tiled walls, a vanity sink unit and a corner shower cubicle.

Externally, the property benefits from a lawn and driveway to the front, along with a spacious and versatile rear garden. A CCTV system is also installed and will remain with the property for added peace of mind.

Ideally located close to Wythenshawe Park and the motorway network, this home offers both comfort and convenience.

Contact Callaghans today to arrange your viewing of this exceptional property.

Lounge 11' 3" x 15' 5" (3.44m x 4.71m)

Kitchen 10' 9" x 9' 11" (3.28m x 3.03m)

Utility room 9' 0" x 7' 3" (2.75m x 2.2m)

Conservatory 8' 10" x 9' 8" (2.7m x 2.95m)

Family Bathroom 4' 11" x 6' 9" (1.5m x 2.05m)

Master bedroom 11' 4" x 10' 1" (3.46m x 3.07m)

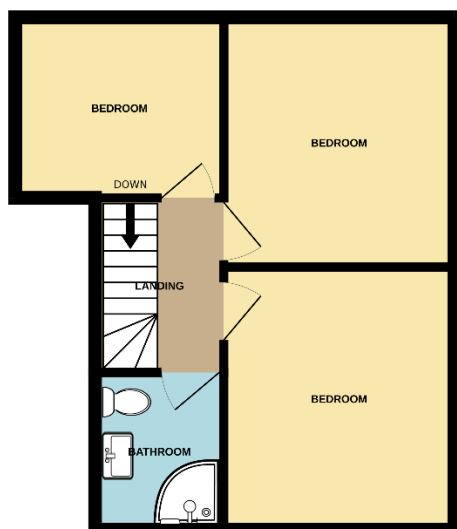
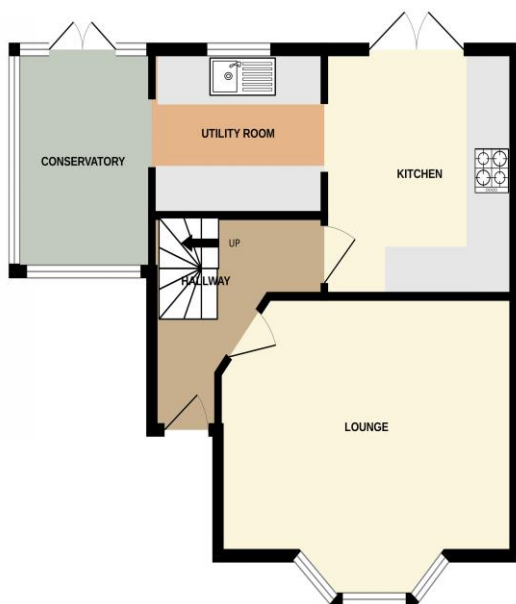
Bedroom Two 10' 10" x 10' 1" (3.3m x 3.07m)

Bedroom Three 7' 6" x 9' 2" (2.28m x 2.8m)

Garden Room 12' 6" x 10' 6" (3.81m x 3.20m)

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GROUND FLOOR
480 sq.ft. (44.6 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**

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