

Callaghans

Independent Estate Agents, Surveyors, Valuers and Mortgage Brokers

15 Badminton Road,
Manchester, M21 0UQ



Asking Price £435,000

Substantial Extended Semi Detached
Three Double Bedrooms

Three Receptions

Two Bathrooms

No Chain

Off Road Parking & Detached Garage

Large Family Garden

Viewing Strongly Recommended

Callaghans Estate Agents

46 Church Road, Gatley, SK8 4NQ

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Substantial Extended Semi Detached, Three Bedrooms, Large Garden, No Chain, Popular Location, Viewing Strongly Recommended. Callaghans Estate Agents are delighted to offer for sale this substantial extended Family home in Chorlton to the South of Manchester City Centre. Chorlton is a thriving Suburban Community which is well served by amenities such as shops schools and public transport. There is also a thriving social scene with lots of independent bars cafe's and restaurants. The property itself constitutes a fantastic sized family home with spacious accommodation throughout and a large family garden to the rear. While in need of some updating which is reflected in the price once completed it will constitute a fantastic family home. Viewing is strongly recommended.

Entrance Hallway 14' 7" x 9' 5" (4.44m x 2.87m) Upvc double glazed front door to entrance hall. Spacious entrance hall with stairs leading to first floor, radiator to side and doors to lounge, dining room and breakfast room.

Lounge 15' 6" x 12' 11" (4.72m x 3.93m) Spacious lounge with bowed bay upvc double glazed window to front, radiator to front. Mahogany effect classical style fire surround with cast and ceramic insert housing living flame gas fire.

Dining Room 13' 6" x 12' 6" (4.11m x 3.81m) Double glazed door to rear to garden, sliding door to rear to downstairs shower room.

Shower Room 10' 3" x 7' 5" (3.12m x 2.26m) Shower tray with shower above, low level wc and cistern and pedestal mounted wash basin. Frosted double glazed window to rear.

Breakfast Room 10' 0" x 7' 9" (3.05m x 2.36m) Upvc double glazed window to side, radiator to side, door to rear to kitchen.

Kitchen 16' 8" x 10' 5" (5.08m x 3.17m) Range of base and wall cupboards, coordinated work surfaces inset sink and taps. Built in double oven, ceramic hob with extractor above. Window to side, glazed door to rear to lean to/ store room.

Lean to/ Store Room. 12' 4" x 7' 7" (3.76m x 2.31m) Timber construction with windows to side and rear, part glazed door to rear to garden.

First Floor Landing Doors to bedrooms and bathroom, separate wc. Window to side with original coulored lights.

Bedroom One 15' 4" x 12' 9" (4.67m x 3.88m) Upvc double glazed bowed window to front, radiator to front, fitted wardrobes and dressing table.

Bedroom Two 14' 0" x 12' 0" (4.26m x 3.65m) Upvc double glazed window to rear, radiator to rear.

Bedroom Three 9' 5" x 9' 6" (2.87m x 2.89m) Great sized third bedroom with double glazed window to front and radiator to side.

Separate WC Low level wc and cistern, upvc double glazed window to rear.

Family Bathroom 10' 8" x 7' 1" (3.25m x 2.16m) Part tiled. P shaped bath with shower mixer and screen. Large pedestal mounted wash basin with mixer tap. Airing cupboard to side, heated towel

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Outside To the front of the property there is an enclosed garden with a driveway to the side providing off road parking which leads to a substantial detached garage with rendered walls and tiled roof. To the rear of the property is a large family garden which is mainly laid to lawn with mature trees and flower beds to the perimeter affording privacy. There is also a timber built potting shed.



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**