

Callaghans

Independent Estate Agents, Surveyors, Valuers and Mortgage Brokers

**Apt 34, Beech House,
Manchester, M22 4TZ**



£172,500

**Second Floor Apartment
Two Bedrooms
Open Plan Lounge
Bathroom and En-Suite
Secure Parking
Suite landlords or first time buyer**

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Callaghans are pleased to offer for sale this well-presented and stylish two-bedroom second-floor apartment, ideally located within easy reach of local amenities and excellent transport links. Situated in the popular residential area of Sharston, the property benefits from close proximity to Manchester Airport, major motorway networks, the Metrolink service and Gatley Village.

Internally, the apartment offers a high standard of accommodation throughout, featuring full double glazing, energy-efficient electric heating and a secure video intercom system. Upon entering via the welcoming entrance hall, there is a useful storage cupboard/utility area with plumbing for a washing machine.

The deceptively spacious open-plan lounge and kitchen area is flooded with natural light from full-height windows, creating a bright and contemporary living space. The fitted kitchen includes integrated appliances, including a fridge/freezer, making it both practical and stylish.

The modern family bathroom is finished with tiled walls and a sleek three-piece suite. There are two generously proportioned bedrooms, offering comfortable and flexible living accommodation. The principal bedroom benefits from fitted wardrobes and a modern en-suite shower room.

Externally, the apartment enjoys secure gated residents' parking, immaculately maintained communal grounds, well-kept communal areas and lift access to all floors.

This apartment is ideally suited to first-time buyers and investment landlords alike. Early viewing is highly recommended.

Lounge/Kitchen 18' 2" x 12' 1" (5.54m x 3.68m)

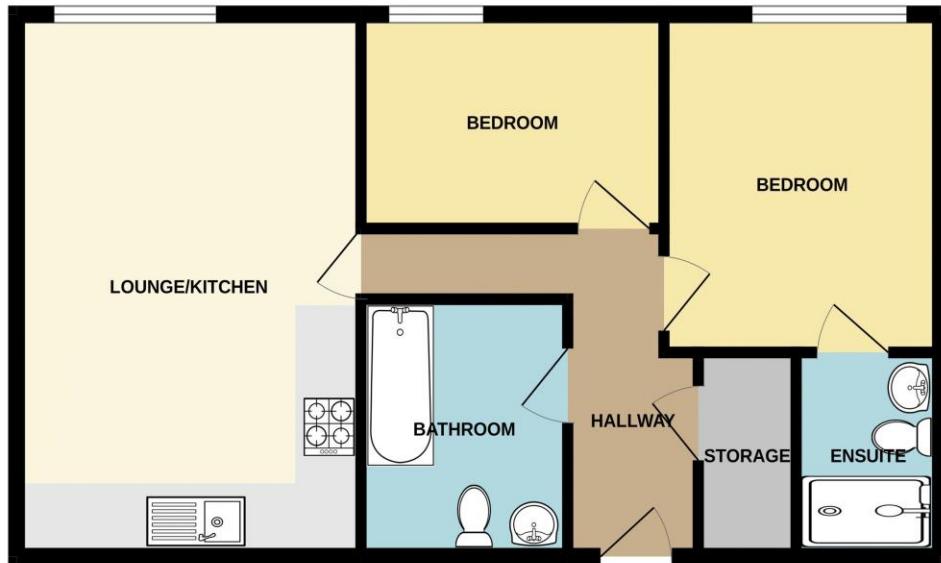
Family Bathroom 7' 3" x 7' 2" (2.21m x 2.18m)

Bedroom One 9' 7" x 11' 3" (2.93m x 3.44m)

En-suite 4' 11" x 6' 5" (1.50m x 1.95m)

Bedroom Two 10' 6" x 7' 2" (3.21m x 2.18m)

GROUND FLOOR
588 sq.ft. (54.6 sq.m.) approx.



TOTAL FLOOR AREA: 588 sq.ft. (54.6 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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