

Callaghans

Independent Estate Agents, Surveyors, Valuers and Mortgage Brokers

4 Green Meadows Walk, **Manchester, M22 0JS**



£1200

Generous Mid Terraced House
Three Bedrooms
Spacious Modern Kitchen
Family Bathroom
Rear Garden
Off-Road Parking

Callaghans Estate Agents
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Callaghans are delighted to bring to the rental market this three-bedroom mid-terraced property, ideally located in the popular area of Woodhouse Park. Offering generous living space throughout, this property would make an excellent family home.

The property briefly comprises a bright entrance hallway leading through to a spacious U-shaped kitchen, providing ample storage and workspace. The property has a comfortable lounge, which features patio doors opening directly onto the rear garden, creating a pleasant space for relaxing or entertaining.

To the first floor, there are three well-proportioned bedrooms, offering flexible accommodation for families. The tiled family bathroom is fitted with a modern suite and includes an over-bath shower.

The property is ideally situated just minutes from the Metrolink tram stop, Manchester Airport and Wythenshawe Hospital, making it particularly convenient for those working in the surrounding area. Local amenities, schools and transport links are also close by.

Anyone wishing to arrange a viewing of this property should contact Callaghans today.

Lounge 18' 9" x 10' 6" (5.71m x 3.21m)

Kitchen 12' 4" x 12' 2" (3.76m x 3.7m)

Family Bathroom 9' 1" x 5' 5" (2.77m x 1.65m)

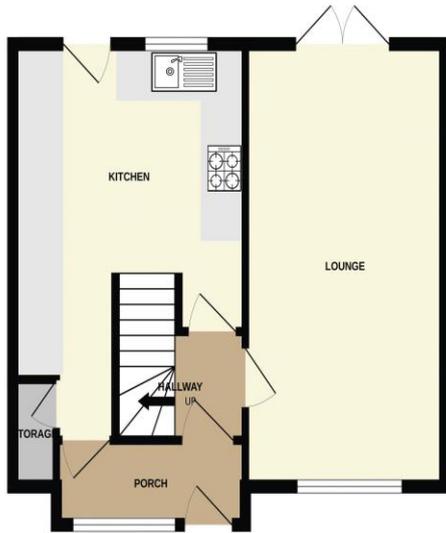
Bedroom One 9' 10" x 13' 8" (3m x 4.16m)

Bedroom Two 8' 5" x 14' 3" (2.57m x 4.34m)

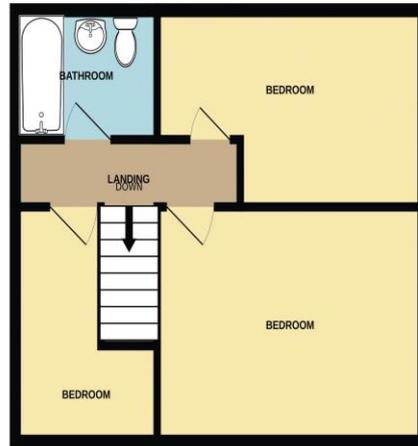
Bedroom Three 9' 10" x 9' 10" (3m x 3m)

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GROUND FLOOR
446 sq.ft. (41.4 sq.m.) approx.



1ST FLOOR
395 sq.ft. (36.7 sq.m.) approx.



TOTAL FLOOR AREA: 841 sq.ft. (78.1 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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