

# *Callaghans*

Independent Estate Agents, Surveyors, Valuers and Mortgage Brokers

**13 Lincombe Road,**  
**Manchester, M22 1GA**



**£215,000**

**Spacious Mid-Terrace**  
**Three Bedrooms**  
**Front and Rear Paved Gardens**  
**Kitchen and Utility Room**  
**Separate Toilet**  
**Off Road Parking**

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### **Three-Bedroom Mid-Terrace Home with Great Potential.**

Callaghans are pleased to offer for sale this three-bedroom mid-terrace property, located on a quiet avenue with convenient off-road parking to the front. In need of some cosmetic updating, this home presents an excellent opportunity to create a personalized family home.

The spacious lounge at the front of the property flows seamlessly into the dining room, creating a great space for everyday living and entertaining. The kitchen, overlooking the rear garden, offers ample floor and wall units, leading into a separate utility room for added convenience.

On the first floor, the family bathroom features a corner shower, with a separate toilet for practicality. The two double bedrooms provide generous space, while the third bedroom makes an ideal child's room or home office.

Situated in a pleasant location with fantastic potential, this property is a must-see for those looking to put their own stamp on a home. Contact Callaghans today to arrange a viewing!

**Lounge** 14' 0" x 12' 2" (4.26m x 3.7m)

**Dining Room** 8' 9" x 8' 8" (2.66m x 2.63m)

**Kitchen** 11' 7" x 8' 5" (3.54m x 2.56m)

**Utility room** 13' 7" x 5' 3" (4.13m x 1.61m)

**Toilet** 2' 7" x 5' 5" (0.8m x 1.66m)

**Bathroom** 5' 6" x 4' 9" (1.68m x 1.45m)

**Bedroom One** 10' 10" x 10' 8" (3.31m x 3.26m)

**Bedroom Two** 14' 3" x 9' 10" (4.35m x 3m)

**Bedroom Three** 10' 5" x 7' 0" (3.18m x 2.13m)

GROUND FLOOR  
516 sq.ft. (48.0 sq.m.) approx.



1ST FLOOR  
466 sq.ft. (43.3 sq.m.) approx.



TOTAL FLOOR AREA : 982 sq.ft. (91.2 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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