

Callaghans

Independent Estate Agents, Surveyors, Valuers and Mortgage Brokers

34 Cadnam Drive,
Sharston, Manchester, M22 5AT



£285,000

**Semi Detached
Large Plot
Fantastic Throughout
Large Landscaped Garden
Close to Peel Hall Primary
Ideal For Growing Family
Viewing Strongly Recommended**

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Wow, Semi Detached, Peel Hall, Three Double Beds, Fantastic Throughout Callaghans Estate Agents are delighted to offer for sale this three bedroomed semi detached home in Peel Hall. Wow factor is a term over used these days but this property definitely has it. The current owners have done a fantastic job on improvements and decoration and an early sale is anticipated so view quickly to avoid disappointment.

Entrance Hall Rock style front door to entrance hall, radiator to side, stairs to first floor, door to side to lounge.

Lounge 16' 1" x 11' 8" (4.90m x 3.55m) Good sized lounge with upvc double glazed window to front, radiator to side, electric log effect burner inset into chimney breast with wooden mantle over. Open plan to rear to dining room.

Dining Room 8' 10" x 8' 0" (2.69m x 2.44m) Dining room with views over the garden to the rear. Upvc double glazed French doors to rear, radiator to side, door to side to kitchen.

Kitchen 12' 6" x 8' 10" (3.81m x 2.69m) Full range of base and wall cupboards, coordinated work tops, inset sink and taps. Built under oven with inset ceramic hob and chimney style hood above. Integrated fridge and freezer, built in dishwasher and washing machine. Built in wine rack with glazed door. Upvc double glazed window to rear, upvc double glazed door to rear to garden.

First Floor Landing Doors to bedrooms and bathroom.

Bedroom One 13' 6" x 10' 3" (4.11m x 3.12m) Upvc double glazed window to front radiator to front.

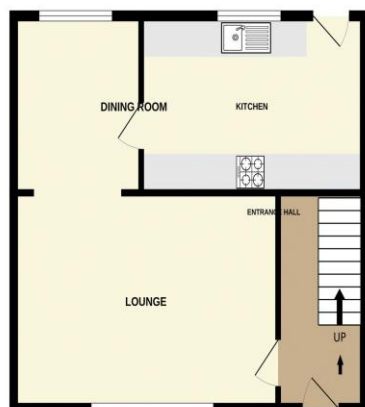
Bedroom Two 12' 2" x 9' 7" (3.71m x 2.92m) Upvc double glazed window to rear, radiator to rear.

Bedroom Three 11' 2" x 8' 9" (3.40m x 2.66m) Upvc double glazed window to front, radiator to front.

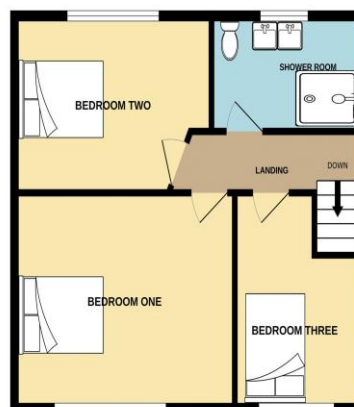
Shower Room 10' 3" x 5' 5" (3.12m x 1.65m) Large walk in cubicle with glass screen, two times vanity mounted basins, low level wc and cistern. 2 x Upvc double glazed windows to rear, vertical radiator.

Outside To the front of the property there is an enclosed garden with a driveway to the side providing off road parking whilst to the rear of the property there is a large landscaped garden which has expansive lawned areas, a patio area and a substantial timber summerhouse. There is a brick built outhouse which houses the utilities.

GROUND FLOOR



1ST FLOOR



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