

Callaghans

Independent Estate Agents, Surveyors, Valuers and Mortgage Brokers

18 Sir Williams Court, Manchester, M23 1DL



£160,000

**Modern Apartment
Ground Floor
Two Bedrooms
Wheelchair Accessible
Allocated Parking Bay and Visitors Parking
Entrance Hall With Built-in Storage Cupboard
Entry-Phone System To Apartment
No Chain**

Callaghans Estate Agents
46 Church Road, Gatley, SK8 4NQ
Telephone: 0161 491 4000, Fax: 0161 491 55 44
Website: www.callaghansltd.com Email: admin@callaghansltd.com

Callaghans are delighted to offer for sale this modern ground floor apartment, currently tenanted and available with no onward chain, making it an ideal purchase for first-time buyers or investors. Situated in a popular and well-connected location, the property also benefits from secure parking, adding both convenience and peace of mind. Upon entering, you are welcomed by a bright hallway, which includes useful built-in storage to help keep the living space organised. The lounge is generously proportioned and benefits from dual aspect windows, allowing natural light to fill the room and create a bright, airy atmosphere—perfect for both relaxing and entertaining. The kitchen is fitted with a range of modern floor and wall units, complemented by an inset sink, oven, and gas hob, offering a practical and stylish space for everyday cooking. The property features two well-proportioned bedrooms, providing flexible accommodation for residents, guests, or those needing a dedicated home office. Completing the interior is a contemporary bathroom, finished with a modern suite and an over-bath shower, designed with both comfort and functionality in mind. Externally, the development offers secure parking, enhancing both safety and convenience for residents. Ideally located close to Baguley Park, as well as a variety of local shops and excellent transport links, this apartment offers easy access to amenities and green space, making it a highly desirable place to live. Early viewing is recommended. Contact Callaghans today to arrange your appointment and avoid missing out.

Entrance Hall Wide hallway with a built-in storage cupboard

Lounge/Diner 15' 10" x 12' 2" (4.82m x 3.71m) A spacious lounge/diner with dual windows, carpeted flooring and fitted blinds.

Kitchen 10' 4" x 6' 10" (3.15m x 2.08m) Modern kitchen with eye and base level units, tiled flooring, integrated gas hob extractor hood over the hob and electric oven, sink, plumbing for washing machine and fitted blinds to the window, cupboard housing the gas central heating boiler.

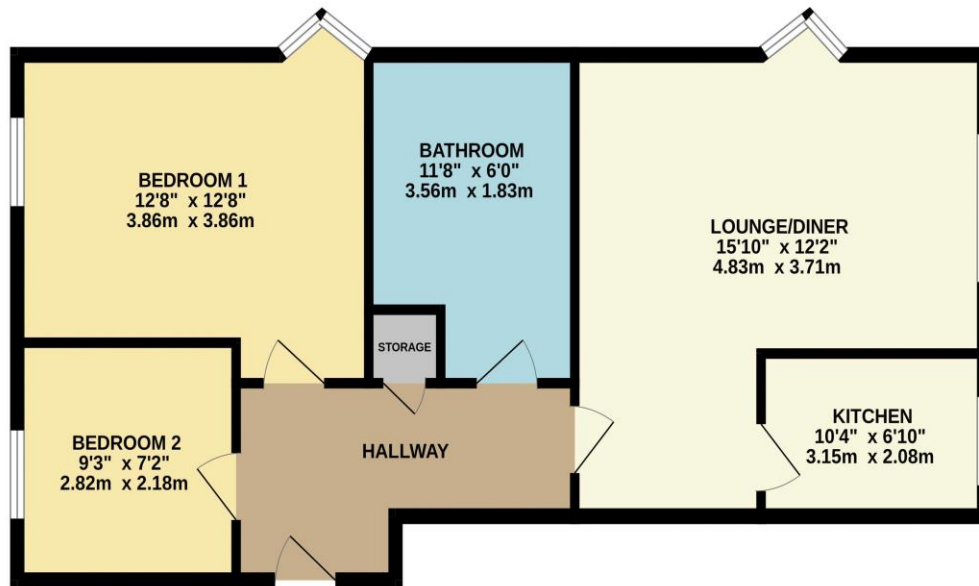
Bedroom One 12' 8" x 12' 8" (3.86m x 3.86m) Carpeted flooring, dual windows with fitted blinds.

Bedroom Two 9' 3" x 7' 2" (2.82m x 2.18m) Carpeted flooring, window with fitted blinds.

Bathroom 11' 8" x 6' 0" (3.55m x 1.83m) Part tiled, lino flooring, bath with shower overhead, wc and sink.

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GROUND FLOOR
728 sq.ft. (67.7 sq.m.) approx.



TOTAL FLOOR AREA: 728 sq.ft. (67.7 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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