

Callaghans

Independent Estate Agents, Surveyors, Valuers and Mortgage Brokers

16 Chesterton Court, Manchester, M23 9PG



£155,000

**Self Contained Flat
Two Bedrooms
Modern Kitchen & Bathroom
Close to Hospital
Off Road Parking
Well Presented
Viewing Recommended.**

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Two Bed Flat, First Floor, Own Entrance, Well Presented, Viewing Recommended. Callaghans Estate Agents are delighted to offer for sale this first floor self contained flat in. Brooklands, Brooklands is a thriving local community close to Wythenshawe hospital which is well served by amenities such as shops schools and public transport. The property itself offers a good level of accommodation throughout and would be ideal for first time buyers or investors looking to expand their portfolio. Viewing is recommended.

Entrance Hall The flat has its own entrance hall which is accessed by a rock style front door. Built in closet to side, stairs to first floor.

First Floor Landing Doors to lounge, bedrooms and bathroom.

Lounge 16' 3" x 9' 5" (4.95m x 2.87m) Upvc double glazed window to front, panel style electric radiator to side, open plan to rear to kitchen.

Kitchen 12' 10" x 7' 6" (3.91m x 2.28m) Modern fitted kitchen with full range of base and wall cupboards, coordinated work tops, inset sink and taps. Built under oven with inset ceramic hob and chimney hood above. Plumbed for washing machine. Upvc double glazed window to rear, paneled radiator to side.

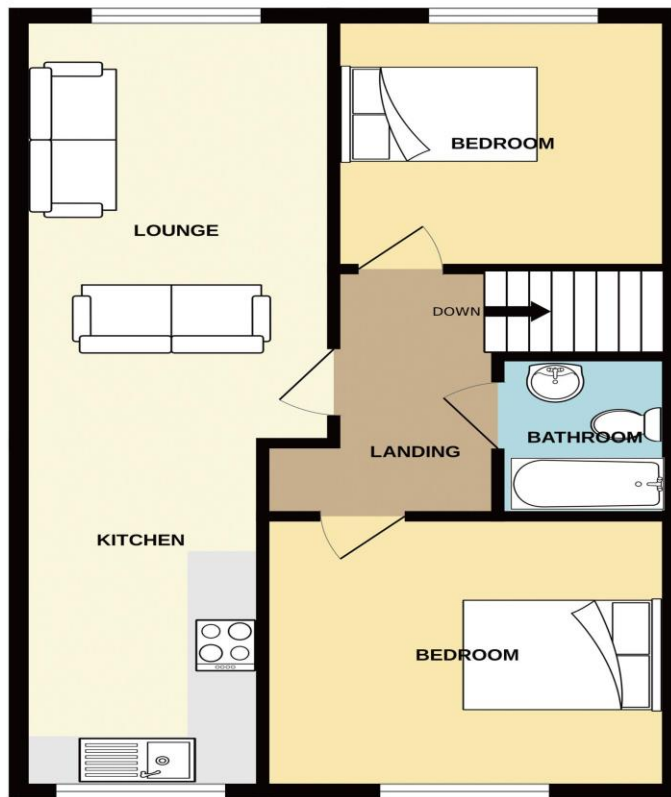
Bedroom One Upvc double glazed window to rear, electric paneled radiator to rear.

Bedroom Two 9' 10" x 9' 1" (2.99m x 2.77m) Upvc double glazed window to front, radiator to front, paneled radiator to side. Built in closet.

Bathroom Good sized bathroom with contemporary tiling and modern coordinated three piece suite comprising paneled bath with shower mixer and screen over, low level wc and cistern and pedestal mounted wash basin. Chrome heated towel rail.

Outside To the outside of the property there is a dedicated residents car park.

FIRST FLOOR



ed here, measurements
y is taken for any error,
used as such by any
tested and no guarantee



Disclaimer:

These particulars, whilst believed to be accurate are set out as a general guideline only or guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation or fact, but must satisfy themselves by inspection or otherwise as to their accuracy. Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, including gas central heating and so cannot verify they are in working order or fit for their purpose. Further more solicitors should confirm movable items described in the sales particulars are, in fact included in the sale since circumstances do change during marketing or negotiations. Although we try to ensure accuracy, measurements used in this brochure may be approximate. Therefore if intending purchasers need accurate measurements to order carpeting or to ensure existing furniture will fit, they should take such measurements themselves. **YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT**