

Callaghans

Independent Estate Agents, Surveyors, Valuers and Mortgage Brokers

34 Petworth Close, **Manchester, M22 4YR**



£260,000

**Modern Semi Detached
Two Double Bedrooms
Move in Condition
No Chain
Off Road Parking
Family Garden to Rear
Gas Central Heating
Upvc Double Glazing
Viewing Strongly Recommended**

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Two Bed Semi Detached, No Chain, Move in Condition, Viewing Recommended. Callaghans Estate Agents are delighted to offer for sale this modern two bedroom semi detached home on the Sharston Gatley borders. Sharston is a thriving local community which is well served by amenities such as shops schools and public transport. Close to the metrolink and has good access to the M60 Motorway. A short journey the other way is Gatley which has an urban village atmosphere and a good selection of local shops, public houses and restaurants. The property itself offers a good level of accommodation throughout and is

Entrance Vestibule Upvc double glazed door to entrance vestibule. Part glazed paneled door to rear to lounge/ diner.

Lounge/Diner 25' 2" x 13' 7" (7.66m x 4.14m) Upvc double glazed window to front, radiators to front and side. Upvc double glazed French doors to rear to garden. Open plan staircase to side with glossed spindle and banister stair rail. Under stairs storage cupboard, door to side to kitchen.

Kitchen 8' 0" x 6' 9" (2.44m x 2.06m) Full range of base and wall cupboards, coordinated work tops, inset sink and taps. Plumbed for gas cooker and washing machine. Cooker extractor. Upvc double glazed window to rear, radiator to front.

Landing Doors to bedrooms and bathroom, access to loft.

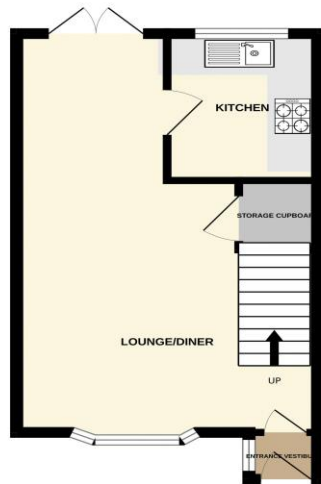
Bedroom One 11' 4" x 10' 4" (3.45m x 3.15m) Upvc double glazed window to front, radiator to front. Built in double closet to side.

Bedroom Two 9' 9" x 7' 10" (2.97m x 2.39m) Upvc double glazed window to rear, radiator to rear.

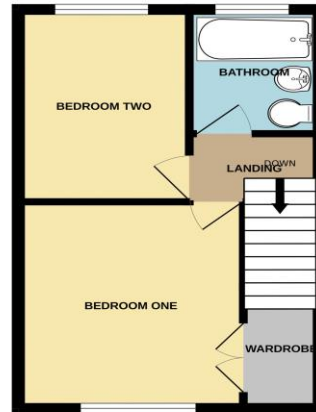
Bathroom Part tiled, coordinated three piece suite, comprising of paneled bath, pedestal mounted wash basin and low level wc and cister, shower over bath. Upvc double glazed window to rear, radiator to side.

Outside To the front of the property there is an open plan garden with a driveway to the center providing off road parking. Whilst to the rear is an enclosed garden which is mainly laid to grass with a paved patio to the front.

GROUND FLOOR



1ST FLOOR



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 quality or efficiency can be given.
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