

Callaghans

Independent Estate Agents, Surveyors, Valuers and Mortgage Brokers

13 West View Road,
Manchester, M22 4LU



£255,000

**Modern End Terrace
Three Bedrooms
Gardens and Driveway
Long Family Kitchen
Modern Bathroom
Spacious Lounge**

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 end-of-terrace home, ideally situated in the popular area of Northenden. Offering a perfect blend of comfort and style, this property is well suited to growing families and investors alike. Currently tenanted and available as a chain-free purchase, it presents an excellent opportunity for a straightforward acquisition.

The ground floor features an expansive and inviting lounge, designed for both relaxation and social gatherings. This bright living space benefits from elegant patio doors that open directly onto the rear garden, creating a seamless connection between indoor and outdoor living. At the heart of the home is a spacious family dining kitchen, fitted with a range of modern floor and wall units, along with an integrated sink, oven, and gas hob. With ample room for dining, this space is ideal for everything from everyday meals to entertaining guests.

Upstairs, the first floor hosts a contemporary family bathroom, complete with a modern suite and an over-bath shower. There are also three comfortable and well-proportioned bedrooms, each offering a peaceful retreat for rest, study, or personal space.

Externally, the property enjoys both front and rear gardens, providing plenty of space for outdoor activities, relaxation, or gardening. A private driveway adds further convenience with off-street parking. Located close to well-regarded schools, local shops, and excellent transport links, this property offers the perfect setting to become part of a well-connected and welcoming community.

Early viewing is highly recommended. Contact Callaghans today to arrange your appointment and find out more about this fantastic opportunity.

Lounge 18' 10" x 11' 2" (5.74m x 3.41m)

Kitchen 18' 10" x 11' 4" (5.74m x 3.45m)

Family Bathroom 5' 5" x 5' 5" (1.66m x 1.66m)

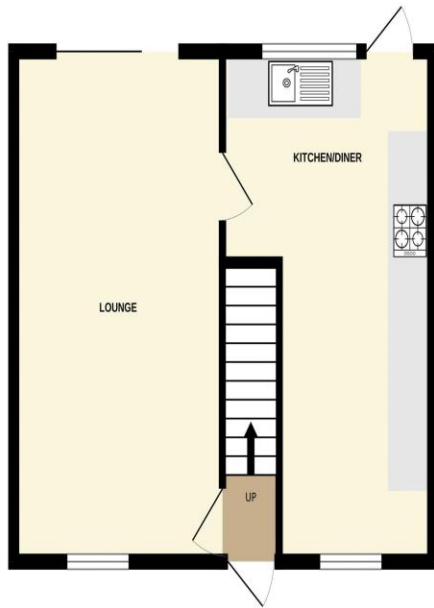
Bedroom One 8' 6" x 13' 1" (2.6m x 3.98m)

Bedroom Two 11' 6" x 10' 11" (3.5m x 3.33m)

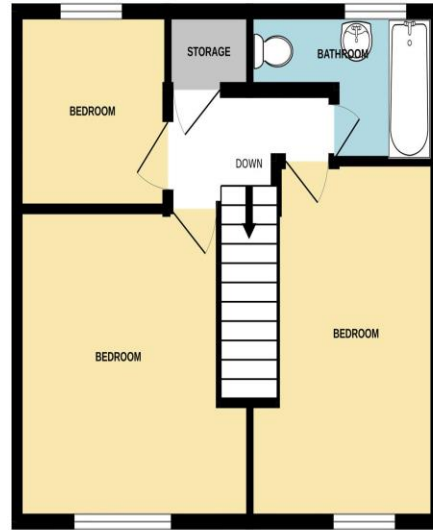
Bedroom Three 7' 6" x 8' 5" (2.29m x 2.56m)

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

GROUND FLOOR
423 sq.ft. (39.3 sq.m.) approx.



1ST FLOOR
390 sq.ft. (36.2 sq.m.) approx.



TOTAL FLOOR AREA: 813 sq.ft. (75.5 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.
Made with Metropix ©2024

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**