

Callaghans

Independent Estate Agents, Surveyors, Valuers and Mortgage Brokers

Apt 1, 163 Haslington Road **Manchester, M22 5HR**



£175,000

Ground Floor Apartment
Stylish Interior
Open Plan Lounge
Two Bedrooms
Efficient Heating and water
Off Road Parking

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Callaghans are delighted to offer for sale this stylish and well-presented two-bedroom ground floor apartment, ideally located in the ever-popular Peel Hall area. Situated on the ground floor, the apartment makes an excellent first impression from the moment you step into the welcoming entrance hallway.

From the hallway, there are two generous double bedrooms, each with blue fitted wardrobes positioned to the right of the hallway, both offering comfortable and versatile relaxed space. Directly ahead is the stylish bathroom, finished with modern fittings, a contemporary suite, tiled walls and an over-bath shower.

The open plan and airy lounge benefits from double windows that flood the room with natural light. The new dusky pink kitchen sets this apartment apart. It is fitted with modern floor and wall units, with long peninsular with informal seating, completed with integrated sink, hob and oven, creating a practical and attractive living area ideal for modern lifestyles.

This well-presented apartment is also efficient to run, with new energy efficient programable electric radiators and electric hot water system, making this apartment an excellent choice for young professionals taking their first step onto the property ladder, or for those looking to downsize while remaining in a convenient and sought-after location.

Lounge/Kitchen 17' 7" x 13' 10" (5.36m x 4.21m)

Bathroom 5' 8" x 7' 11" (1.73m x 2.42m)

Bedroom One 9' 7" x 11' 2" (2.92m x 3.4m)

Bedroom Two 10' 3" x 9' 7" (3.12m x 2.92m)

GROUND FLOOR
576 sq.ft. (53.5 sq.m.) approx.



TOTAL FLOOR AREA: 576 sq.ft. (53.5 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.
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