

Callaghans

Independent Estate Agents, Surveyors, Valuers and Mortgage Brokers

10 Harrier Close,
Manchester, M22 4XN



£240,000

Modern Mid-Terrace
Two Double Bedrooms
Rear Garden
Long Lounge/diner
Modern Bathroom and Kitchen
Off Road Parking

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 pleased to offer for sale this well-maintained two-bedroom terrace in the ever-popular Grosvenor Park development in Sharston. This property offers the perfect opportunity for first-time buyers and young professionals to take their first step onto the property ladder.

Inside, you're welcomed by a bright porch that leads into a sociable bay-fronted lounge and dining area, complete with an open staircase and patio doors opening out to the rear garden. A separate fitted kitchen provides a practical and well-planned space for everyday living.

Upstairs, the spacious master bedroom is complemented by a double size second bedroom, making it perfect for guests, a home office, or nursery. The modern, tiled three-piece bathroom has been recently upgraded for a contemporary finish. Externally, the property benefits from a driveway to the front and a lawn rear garden with patio area - ideal for relaxing or entertaining on sunny days.

With double glazing throughout and a neat, low-maintenance finish, this home is ready to move into. Ideally located, the home enjoys easy access to Gatley Village and its train station, while excellent transport links via the M56, M60, Manchester Airport, and Wythenshawe Hospital make it a fantastic base for commuting and leisure alike.

Contact Callaghans now to arrange your viewing.

Lounge/Diner 25' 7" x 13' 7" (7.81m x 4.15m)

Kitchen 8' 0" x 6' 9" (2.44m x 2.06m)

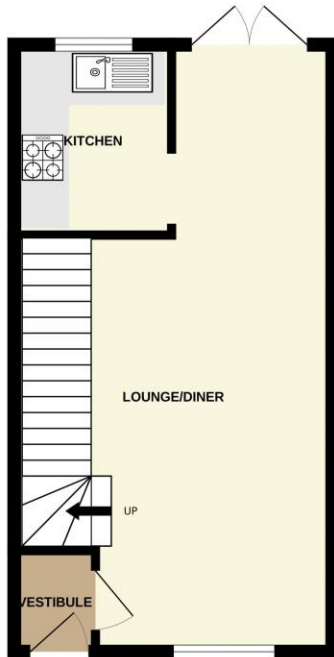
Family Bathroom 7' 3" x 4' 11" (2.2m x 1.5m)

Bedroom One 10' 4" x 11' 7" (3.15m x 3.53m)

Bedroom Two 13' 8" x 9' 6" (4.16m x 2.89m)

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GROUND FLOOR
348 sq.ft. (32.3 sq.m.) approx.



1ST FLOOR
348 sq.ft. (32.3 sq.m.) approx.



TOTAL FLOOR AREA: 696 sq.ft. (64.6 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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