

Callaghans

Independent Estate Agents, Surveyors, Valuers and Mortgage Brokers

54 Petworth Close, Manchester, M22 4YR



£240,000

**Modern End Terrace
Two Bedrooms
Two Receptions
Front and Rear Gardens
Tiled Bathroom
Off Road Parking**

Callaghans Estate Agents
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Callaghans are pleased to offer for sale this charming modern end-terrace property, ideally situated on the popular Grosvenor Park estate in Sharston. With off-road parking to the front and a welcoming vestibule, this offers both comfort and convenience, making it an excellent choice for first-time buyers or young families.

The ground floor opens into a spacious living area, complete with a large window that fills the room with natural light. Stairs to the first floor are neatly positioned within the lounge, while to the rear is a door into the dining area adjoining the kitchen. The kitchen itself is fitted with wall and base units, an inset sink, oven, and gas hob .

The rear garden offers a generous lawn and patio area that's perfect for entertaining, barbecues, or family gatherings. Upstairs, the property offers two well-proportioned bedrooms.

The master bedroom, located at the front, benefits from a large wardrobes provide ample storage, while the second bedroom enjoys views over the rear garden. The family bathroom is fitted with a modern suite including an over-bath shower, creating a fresh and pleasant space to unwind.

With its desirable location and appealing layout, this property is expected to generate strong interest. Contact Callaghans today to arrange your viewing.

Lounge 13' 6" x 16' 5" (4.12m x 5m)

Kitchen 8' 1" x 6' 7" (2.46m x 2m)

Dining Room 8' 1" x 6' 6" (2.46m x 1.97m)

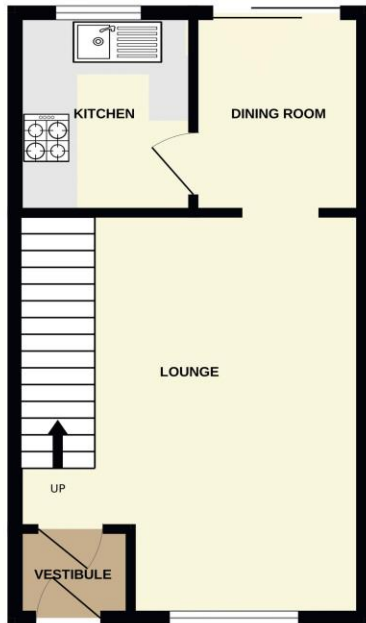
Family Bathroom 5' 5" x 6' 5" (1.65m x 1.95m)

Bedroom One 11' 4" x 10' 3" (3.46m x 3.13m)

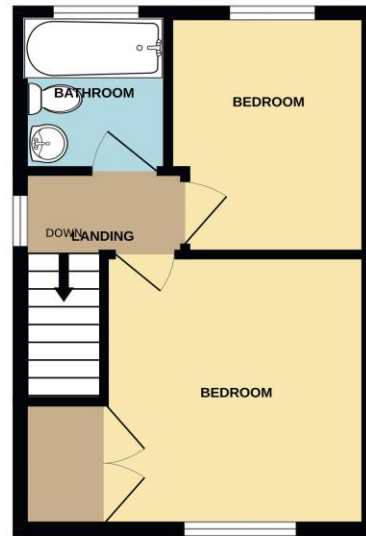
Bedroom Two 9' 9" x 7' 10" (2.97m x 2.38m)

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GROUND FLOOR
331 sq.ft. (30.8 sq.m.) approx.



1ST FLOOR
282 sq.ft. (26.2 sq.m.) approx.



TOTAL FLOOR AREA: 614 sq.ft. (57.0 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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