

# *Callaghans*

Independent Estate Agents, Surveyors, Valuers and Mortgage Brokers

**39 Northumberland Way,**  
**Manchester, M22 4UG**



**£340,000**

**Semi Detached Town House**  
**Three Bedrooms**  
**Master Bedroom with Ensuite Shower Room**  
**Conservatory**  
**White Gloss Kitchen**  
**Off Road Parking**  
**No Chain**

Callaghans Estate Agents  
46 Church Road, Gatley, SK8 4NQ  
Telephone: 0161 491 4000, Fax: 0161 491 55 44  
Website: [www.callaghansltd.com](http://www.callaghansltd.com) Email: [admin@callaghansltd.com](mailto:admin@callaghansltd.com)

Callaghans are delighted to present this outstanding chain-free modern semi-detached townhouse, finished to a high standard and offering spacious accommodation throughout. Perfectly suited to families or professionals, this well-designed home is ready for immediate occupation.

The welcoming entrance hallway immediately indicates the quality to expect as you progress through this home. To the front, the modern white gloss fitted kitchen provides the ideal space to create culinary delights. To the rear, a spacious lounge leads into an impressive conservatory, set within the generous rear garden and offering flexible living space for all seasons. On the first floor are two double bedrooms and an impressive bathroom, featuring tiled walls, a freestanding bath, and contemporary vanity units. The top floor is dedicated to the impressive master bedroom suite, complete with a feature en-suite shower room with walk-in shower, creating a private and luxurious retreat.

Outside, the property benefits from off-road parking to the front and a private rear garden with a decked seating area and lawn – the perfect spot to relax with family and friends.

Offered without an onward chain and situated in a popular area with excellent transport links, this home has a great deal to offer. Early internal viewing is highly recommended for this excellent family home. Contact Callaghans today to arrange your appointment.

**Lounge** 16' 5" x 13' 0" (5.0m x 3.95m)

**Conservatory** 9' 8" x 13' 0" (2.95m x 3.95m)

**Kitchen** 9' 10" x 8' 0" (3.0m x 2.43m)

**Downstairs Toilet** 2' 11" x 5' 6" (0.9m x 1.68m)

**Bedroom Two (Rear)** 13' 0" x 10' 8" (3.95m x 3.25m)

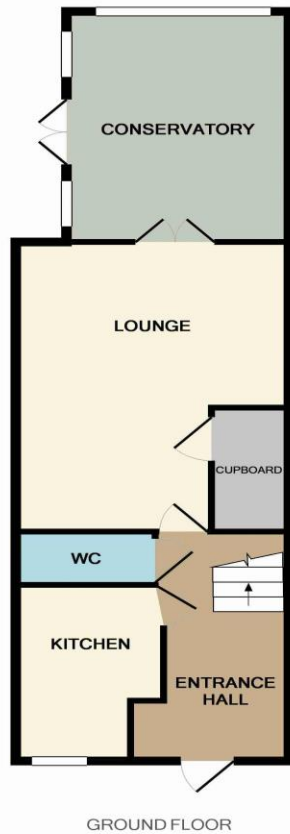
**Bedroom Three (front)** 13' 0" x 10' 5" (3.95m x 3.17m)

**Family Bathroom** 8' 6" x 6' 1" (2.6m x 1.86m)

**Master bedroom** 19' 5" x 13' 0" (5.93m x 3.96m)

**En-suite** 5' 5" x 6' 1" (1.66m x 1.85m)

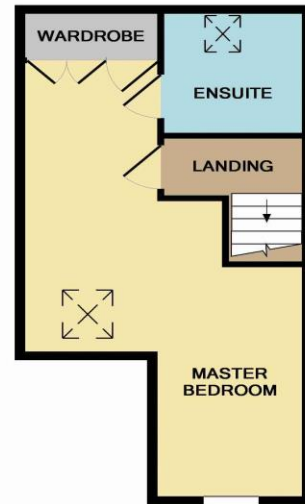
Callaghans Estate Agents  
46 Church Road, Gatley, SK8 4NQ  
Telephone: 0161 491 4000, Fax: 0161 491 55 44  
Website: [www.callaghansltd.com](http://www.callaghansltd.com) Email: [admin@callaghansltd.com](mailto:admin@callaghansltd.com)



GROUND FLOOR



1ST FLOOR



2ND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 ©2016

**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**