

Callaghans

Independent Estate Agents, Surveyors, Valuers and Mortgage Brokers

13 Rotherby Road,
Manchester, M22 4GS



Asking Price £260,000

Semi Detached

Large Plot

No Chain

Multi Vehicle Off Road Parking

Garage

Gas Central Heating

Upvc Double Glazing

Viewing Recommended

Callaghans Estate Agents

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Semi Detached, No Chain, Multi Vehicle Parking, Viewing Recommended Callaghans Estate Agents are delighted to offer for sale this chain free three bedroom semi detached home on the Wythenshawe Gatley borders. Well located and close to schools shops and public transport it offers a good level of accommodation throughout and is situated on a good sized plot providing multi vehicle off road parking to the front and a private garden to the rear. Viewing is strongly recommended.

Entrance Hall Upvc double glazed front door to entrance hall, radiator to side, stairs to first floor door to side to lounge.

Lounge 14' 10" x 10' 4" (4.52m x 3.15m) Upvc double glazed window to front, radiator to side, electric flame effect fire, door to rear to rear lobby.

Rear Lobby Doors to understairs storage and downstairs wc, upvc door to rear to garden, open plan to side to kitchen.

Kitchen 11' 6" x 7' 1" (3.50m x 2.16m) Range of base and wall cupboards, coordinated work tops inset sink and taps, plumbed for gas cooker and washing machine, upvc double glazed window to rear, radiator to side.

Downstairs Wc Low level wc and cistern, wall mounted wash basin.

First Floor Landing Doors to bedrooms and shower room.

Bedroom One 10' 1" x 10' 5" (3.07m x 3.17m) Upvc double glazed window to front and side, radiator to rear.

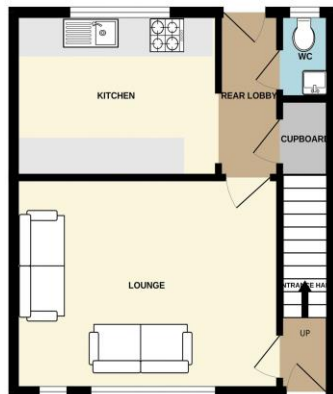
Bedroom Two 11' 1" x 9' 8" (3.38m x 2.94m) Upvc double glazed windows to side and rear, radiator to rear.

Bedroom Three 8' 7" x 7' 8" (2.61m x 2.34m) Upvc double glazed window to front radiator to front.

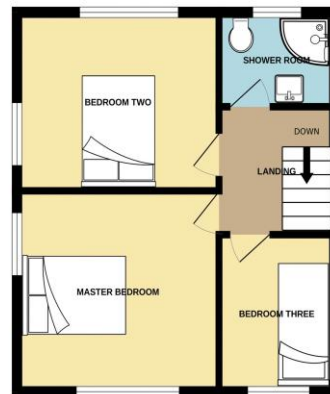
Shower Room Part Tiled, coordinated three piece suite with corner shower cubicle, low level wc and cistern and pedestal mounted wash basin. Upvc double glazed window to rear, chrome heated towel rail.

Outside To the front of the property there is a large garden which is laid to lawn to the right hand side and has a driveway to the left which provides multi vehicle off road parking and leads to a single detached garage whilst to the rear of the property there is an enclosed garden which is mainly laid to lawn and has mature shrubs and flower beds to the perimeter.

GROUND FLOOR



1ST FLOOR



M22 4GS

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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