

Callaghans

Independent Estate Agents, Surveyors, Valuers and Mortgage Brokers

15 Bramcote Avenue,
Manchester, M23 1FX



£260,000

**Stylish Semi-Detached
Three Bedrooms
Showroom Quality Bathrooms
White Gloss Kitchen
Utility Room
Spacious corner Plot**

Callaghans Estate Agents
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Callaghans are delighted to offer for sale this stylish end-terrace property, occupying a generous corner plot with a large wrap-around garden, in the popular area of Baguley. Presented to a high standard throughout and in true move-in condition, this home is ideal for first-time buyers and growing families alike.

Upon entering, you are welcomed by a bright hallway that leads into a spacious and inviting lounge. This comfortable living area flows seamlessly into the dining space, which enjoys pleasant views over the garden, creating a perfect setting for both everyday living and entertaining.

The kitchen is a standout feature of the home, fitted with an array of modern high-gloss white floor and wall units, offering ample storage and preparation space. There is also provision for all essential appliances, making it both practical and stylish. To the rear of the property is a long utility room, providing valuable additional space and keeping laundry neatly tucked away from the main living areas.

On the first floor, the property continues to impress with a showroom, quality family bathroom, complete with a freestanding bath and a corner shower, combining luxury with functionality. There are also three well-proportioned bedrooms, each offering comfortable accommodation and flexibility for family living, guests, or home working.

Externally, the property truly stands out, occupying a desirable corner position with mature gardens wrapping around the home. This generous outdoor space offers excellent potential for relaxation, play, or further landscaping. Ideally located close to well-regarded schools, local shops, and excellent transport links, this property provides everything a growing family could need in a convenient and well-connected area.

Early viewing is highly recommended. Contact Callaghans today to arrange your appointment and avoid missing out on this fantastic home.

Lounge 10' 2" x 13' 9" (3.1m x 4.2m)

Dining Kitchen 20' 8" x 7' 9" (6.31m x 2.37m)

Utility room 16' 5" x 5' 4" (5m x 1.63m)

Family Bathroom 11' 5" x 5' 5" (3.48m x 1.64m)

Bedroom One 15' 3" x 10' 2" (4.65m x 3.11m)

Bedroom Two 9' 4" x 13' 0" (2.85m x 3.97m)

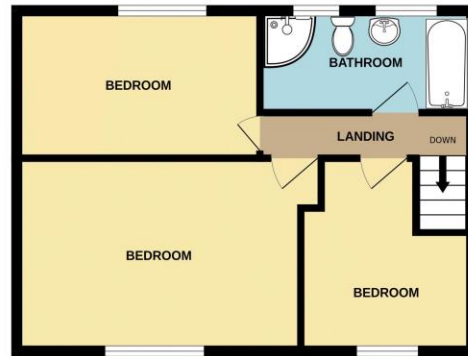
Bedroom Three 9' 3" x 10' 2" (2.81m x 3.11m)

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GROUND FLOOR
461 sq.ft. (42.8 sq.m.) approx.



1ST FLOOR
440 sq.ft. (40.9 sq.m.) approx.



TOTAL FLOOR AREA: 901 sq.ft. (83.7 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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