

Callaghans

Independent Estate Agents, Surveyors, Valuers and Mortgage Brokers

Apartment 36, Manchester, M22 9AN



£135,000

**Ground Floor Apartment
Gated Residents Off-Road Parking
Modern Fitted Kitchen
Three Piece Bathroom Suite
Master Bedroom with En Suite Shower Room
Ideal Investment or first time buyer Property**

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 spacious two-bedroom ground floor apartment, ideally situated in the popular Brownley Green location.

The property features a generous lounge with a semi open-plan layout, creating a bright and comfortable living space. The modern kitchen is accessed through an attractive archway and offers a practical and stylish area for cooking and dining. The tiled family bathroom is fitted with a contemporary suite.

There are two well-proportioned bedrooms, with the principal bedroom benefiting from its own en-suite shower room. An additional advantage of this apartment is the secure allocated parking space.

This property would make an excellent first home or an attractive investment opportunity, with the added benefit of a sitting tenant. Contact Callaghans today to find out more or to arrange your viewing.

Lounge 15' 1" x 11' 1" (4.61m x 3.39m)

Kitchen 6' 9" x 8' 9" (2.05m x 2.67m)

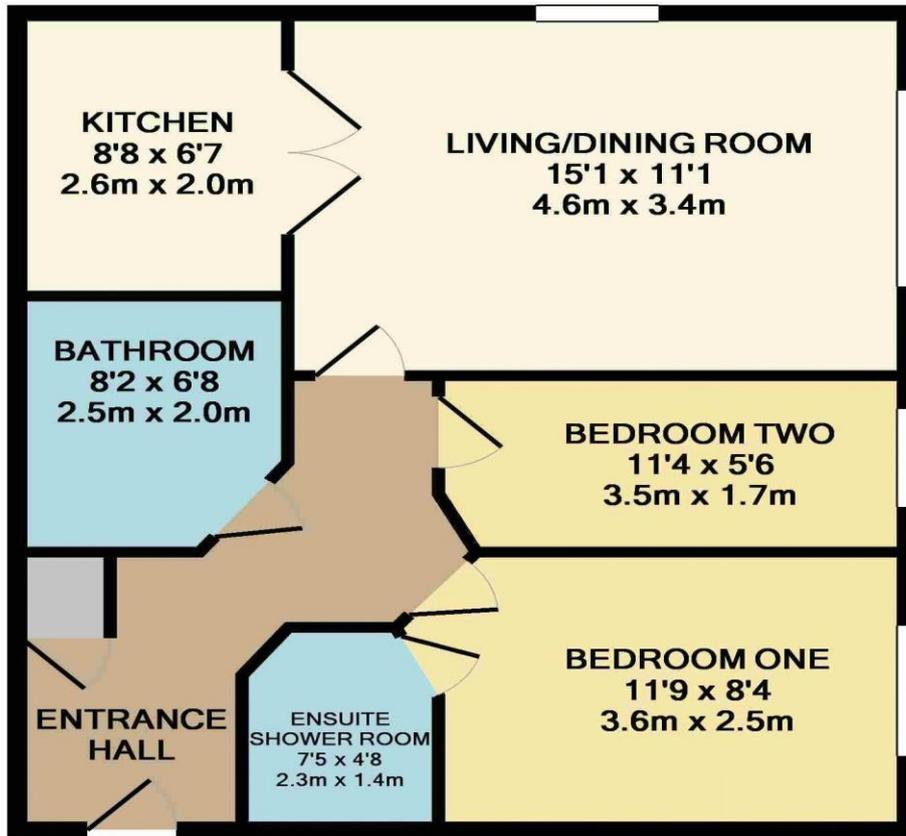
Family Bathroom 8' 2" x 6' 9" (2.49m x 2.06m)

Bedroom One 8' 4" x 11' 10" (2.55m x 3.61m)

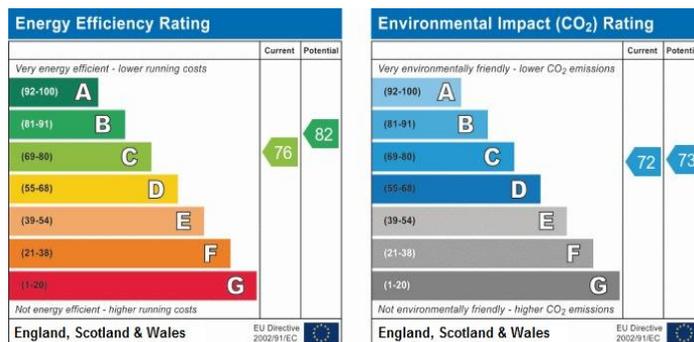
En-suite 4' 9" x 5' 3" (1.45m x 1.6m)

Bedroom Two 5' 7" x 11' 5" (1.71m x 3.47m)

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



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 ©2018



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**