

# *Callaghans*

Independent Estate Agents, Surveyors, Valuers and Mortgage Brokers

## **Flat 4 , Kendal Court , Downes Way** **Manchester, M22 4UD**



**£140,000**

**Ground Floor Apartment**  
**Two Bedrooms**  
**Open Plan Living**  
**Tiled Bathroom**  
**Allocated Parking**  
**Video Entryphone**

Callaghans Estate Agents  
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Callaghans are pleased to offer this modern ground floor apartment, representing an excellent opportunity for first-time buyers or investors seeking a low-maintenance property in a convenient location. The accommodation has been well-maintained and offers comfortable living spaces throughout.

The property is accessed via an entrance hallway leading into a spacious lounge/dining room, which provides a versatile area for both relaxation and entertaining. This flows through to the fitted kitchen, offering practical meal preparation space. The apartment comprises two good sized bedrooms, ensuring comfortable accommodation, while the well-appointed bathroom features a modern suite with shower over bath.

Externally, the apartment benefits from well-kept communal gardens, providing pleasant outdoor space without the maintenance burden. A designated parking space offers the convenience of off-road parking - a valuable feature in today's market.

This property represents a practical and affordable entry into the housing market, whether as a home or investment opportunity. Its manageable size and low upkeep requirements make it particularly suitable for those seeking a convenient lifestyle without compromising on space or comfort.

Early viewing is recommended to appreciate both the accommodation and location. Contact Callaghans today to arrange your viewing.

**Lounge** 16' 3" x 19' 4" (4.96m x 5.89m)

**Kitchen** 7' 8" x 7' 7" (2.33m x 2.3m)

**Family Bathroom** 6' 10" x 5' 9" (2.09m x 1.74m)

**Bedroom One** 9' 3" x 10' 5" (2.81m x 3.18m)

**Bedroom Two** 7' 2" x 7' 9" (2.18m x 2.36m)

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GROUND FLOOR  
543 sq.ft. (50.4 sq.m.) approx.



TOTAL FLOOR AREA: 543 sq.ft. (50.4 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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