

Callaghans

Independent Estate Agents, Surveyors, Valuers and Mortgage Brokers

1A Moor Lane, Manchester, M23 0LT



£275,000

**Modern Semi-Detached
Three Bedrooms
Front and rear Gardens
Downstairs Toilet
Off Road Parking
Chain Free**

Callaghans Estate Agents
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Callaghans are delighted to offer for sale this modern semi-detached property, ideally located in the popular area of Northern Moor. Presented in true move-in condition and offered with no onward chain, this attractive home is perfect for first-time buyers, growing families, or investors alike. The property also benefits from access to a communal car park, providing convenient off-road parking.

Upon entering, you are welcomed by a bright and inviting hallway, which leads to a convenient ground floor toilet. To the front of the property is a spacious and comfortable lounge, featuring an open staircase that adds a sense of space and flow while leading to the first floor. To the rear, the property opens into a stylish dining kitchen fitted with an array of white shaker-style floor and wall units, offering ample storage and workspace. There is plenty of room for family dining, with pleasant views over the rear garden, making it an ideal setting for both everyday living and entertaining. The rear garden is a good size, providing outdoor space for relaxation, play, or gardening. It also offers direct access to the communal car park, enhancing both convenience and practicality.

Upstairs, the first floor hosts three proportional bedrooms, each offering comfortable accommodation and flexibility for family living, guest space, or a home office. The family bathroom is finished with white tiled walls and features a modern suite, including an over-bath shower.

The property is ideally situated close to excellent transport links, including the nearby Northern Moor tram stop and easy access to the M60 motorway, making commuting straightforward. Combined with well-regarded local schools, nearby shops, and green spaces, this location is perfectly suited for families looking to settle in a well-connected and community-focused area.

Early viewing is highly recommended. Contact Callaghans today to arrange an appointment or to find out more about this fantastic opportunity.

Lounge 14' 1" x 15' 6" (4.28m x 4.72m)

Kitchen/Diner 8' 11" x 14' 0" (2.72m x 4.27m)

Downstairs Toilet 2' 7" x 5' 9" (0.8m x 1.76m)

Bedroom One 14' 1" x 9' 1" (4.29m x 2.76m)

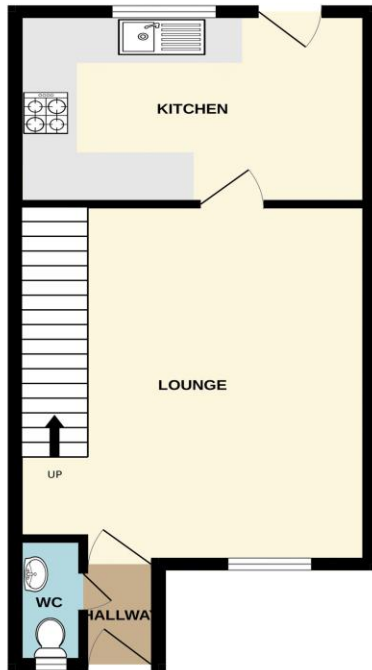
Bedroom Two 8' 10" x 6' 11" (2.68m x 2.11m)

Bedroom Three 6' 10" x 5' 10" (2.08m x 1.77m)

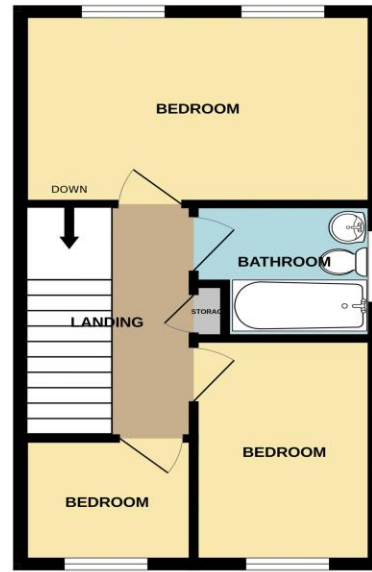
Family Bathroom 7' 2" x 6' 3" (2.19m x 1.91m)

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GROUND FLOOR
389 sq.ft. (36.1 sq.m.) approx.



1ST FLOOR
362 sq.ft. (33.7 sq.m.) approx.



TOTAL FLOOR AREA: 751 sq.ft. (69.8 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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