

Callaghans

Independent Estate Agents, Surveyors, Valuers and Mortgage Brokers

1 Bude Walk,
Baguley, Manchester, M23 1PG



£165,000

Fantastic Two Bed Flat
Two Double Bedrooms
Private Garden
Generous Accommodation
Immaculate Throughout
Gas Central Heated
Upvc Double Glazing
Viewing Strongly Recommended

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Two Bed Garden Flat, Two Double Bedrooms, Immaculate Throughout Callaghans Estate Agents are delighted to offer for sale this two bedroomed first floor garden flat in Baguley. Baguley is a thriving local community which is well served by amenities such as shops schools and public transport. The property itself has its own private garden and internally it definitely has the wow factor and is immaculate throughout, this one needs to be viewed to be appreciated.

Entrance Hall Rock style front door to entrance hall, stairs to first floor landing.

First Floor Landing Doors to lounge/ diner, kitchen, bedrooms and bathroom.

Lounge/Diner 15' 7" x 10' 9" (4.75m x 3.27m) Upvc double glazed windows to front and rear allowing lots of natural light, radiators to front and rear, wall mounted living flame electric fire.

Kitchen 14' 0" x 8' 4" (4.26m x 2.54m) Full range of base and wall cupboards, coordinated work surfaces, inste sink and taps. Built under oven, ceramic hob. Plumbed for washing machine. Two times upvc double glazed windows to front, Radiator to rear.

Bedroom One 13' 2" x 11' 10" (4.01m x 3.60m) Two times upvc double glazed windows to front, radiator to front.

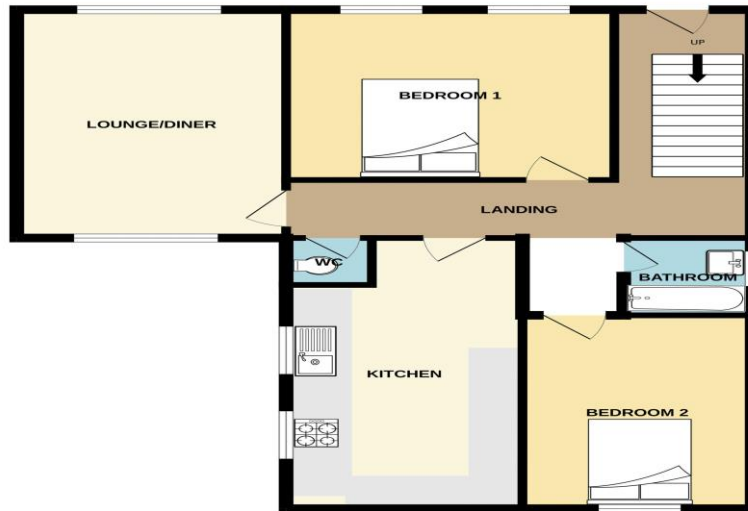
Bedroom Two 13' 6" x 10' 9" (4.11m x 3.27m) Upvc double glazed window to front, radiator to front, built in closet.

Separate Wc. There is a separate wc off the landing with a low level wc and cistern.

Bathroom Bathroom with contemporary tiling, fitted bath with shower and screen over, pedestal mounted wash basin, vertical radiator to side, upvc double glazed window to rear.

Outside To the front of the property there is a good sized fully enclosed private garden which is laid to paving with well stocked flower beds to the perimeter.

FIRST FLOOR
794 sq.ft. (73.8 sq.m.) approx.



TOTAL FLOOR AREA: 794 sq.ft. (73.8 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 for 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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