

Callaghans

Independent Estate Agents, Surveyors, Valuers and Mortgage Brokers

1 Flagcroft Drive,
Newall Green, Manchester, M23 2YL



£270,000

Semi Detached
Two Double Bedrooms
Off Road Parking and Garage
No Chain
Great Garden
Ready to Move In To
Viewing Strongly Recommended

Callaghans Estate Agents
46 Church Road, Gatley, SK8 4NQ
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Semi Detached, Two Double Beds, No Chain, OffRoad Parking and Garage. Callaghans Estate Agents are delighted to offer for sale this spacious two bedroom semi detached home in Newall Green. Close to all amenities and transport links it is Ideal for anyone working at Wythenshawe hospital. With no chain on the side of the sellers viewing is strongly recommended.

Entrance Hall Part glazed rock style front door to entrance hall, under stairs storage to side, stairs to first floor, radiator to side. Doors to lounge and kitchen/ diner.

Lounge 12' 6" x 12' 5" (3.81m x 3.78m) Double glazed window to front, radiator to front. Classical style fire surround with electric living flame effect fire.

Kitchen/Diner 19' 0" x 7' 0" (5.79m x 2.13m) Kitchen area fitted with a full range of base and wall cupboards, coordinated work tops inset sink and taps. Plumbing for washing machine. Electric cooker point. Door to side to garage. Patio door to rear of dining area leading to garden. Radiator to side.

Garage 19' 0" x 8' 0" (5.79m x 2.44m) Attached garage with access from both front and rear.

First Floor Landing Doors to bedrooms and bathroom.

Bedroom One 12' 5" x 9' 10" (3.78m x 2.99m) Double glazed window to front, radiator to rear, fitted wardrobes.

Bathroom Part tiled coordinated modern white suite comprising, panelled bath, low level wc and cistern and pedestal mounted wash basin. Shower over bath. Double glazed window to side, chrome heated towel rail.

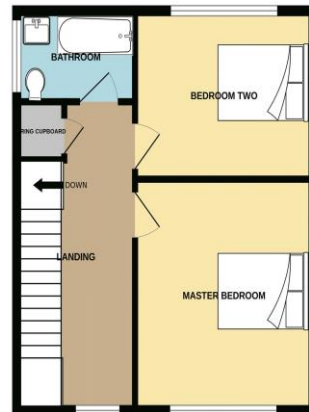
Bedroom Two 12' 6" x 9' 4" (3.81m x 2.84m) Double glazed window to rear, radiator to front.

Outside To the front of the property there is an enclosed garden mainly laid to lawn with a driveway to the side leading to an attached garage. To the rear is an enclosed garden which is mainly laid to lawn with mature trees and shrubs to perimeter. Paved patio to front.

GROUND FLOOR



1ST FLOOR



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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