

Callaghans

Independent Estate Agents, Surveyors, Valuers and Mortgage Brokers

20 Acorn House, Manchester, M22 4UJ



£185,000

**Modern Apartment
Two Bedrooms
En-suite
Open Plan
Secure Entry
Off Road Parking
Chain Free**

Callaghans Estate Agents
46 Church Road, Gatley, SK8 4NQ
Telephone: 0161 491 4000, Fax: 0161 491 55 44
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Callaghans are delighted to offer for sale this well-presented two-bedroom second floor apartment, ideally located with easy access to Manchester Airport, a range of local amenities, and excellent transport links. Offered with no onward chain, this property is perfect for first-time buyers, professionals, or investors seeking a ready-to-move-into home.

The apartment offers spacious, modern, and contemporary accommodation, with a bright open-plan living and dining area forming the heart of the home. This versatile space is ideal for both relaxing and entertaining, with plenty of natural light creating a welcoming atmosphere. The adjoining kitchen is well-equipped with a range of modern floor and wall units, complemented by ample worktop space, providing the perfect setting to prepare and enjoy home-cooked meals.

There are two double bedrooms, both offering comfortable and flexible living space. The principal bedroom benefits from its own en-suite shower room, complete with a walk-in shower for added convenience and privacy. The main family bathroom is equally impressive, featuring tiled walls, a contemporary vanity suite, and an over-bath shower.

The property is situated within a modern development that benefits from secure gated access, ensuring peace of mind for residents. Additionally, the apartment includes its own allocated parking space, adding to the convenience and appeal.

Well maintained throughout and presented in move-in condition, this chain-free property represents an excellent opportunity in a highly accessible and desirable location.

Early viewing is highly recommended. Contact Callaghans today to arrange your appointment or to find out more.

Lounge/Kitchen 18' 1" x 11' 10" (5.51m x 3.61m)

Bathroom 8' 10" x 7' 2" (2.68m x 2.18m)

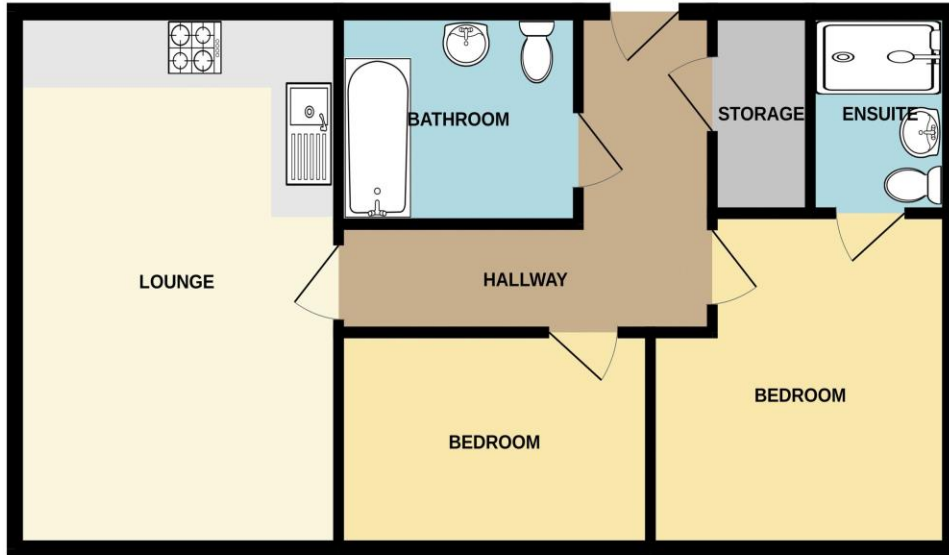
Bedroom One 11' 3" x 9' 7" (3.43m x 2.93m)

En-suite

Bedroom Two 10' 6" x 7' 3" (3.2m x 2.2m)

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GROUND FLOOR
617 sq.ft. (57.3 sq.m.) approx.



TOTAL FLOOR AREA: 617 sq.ft. (57.3 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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