

# *Callaghans*

Independent Estate Agents, Surveyors, Valuers and Mortgage Brokers

## **Flat 8 Temple Apartments, Manchester, M22 0JX**



**£130,000**

**Top Floor Apartment  
Two Bedrooms  
Secure Entry  
Spacious Lounge  
Able to add value  
Secure Parking**

Callaghans Estate Agents  
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Callaghans are delighted to offer for sale this chain-free two-bedroom upper-floor apartment, ideally situated in a sought-after location close to Wythenshawe Hospital, Manchester Airport, and a wide range of local amenities. Offering spacious accommodation and excellent transport connections, this property is an ideal purchase for first-time buyers, professionals, downsizers, or investors.

Accessed via a secure communal entrance, the development benefits from both lift and stair access, providing convenience for residents and visitors alike.

Upon entering the apartment, you are welcomed by a generous hallway that creates a sense of space and provides access to all principal rooms. The spacious lounge is a bright and comfortable living area, offering plenty of room for both relaxation and dining. Opposite the lounge is the family bathroom, fitted with a modern suite and an over-bath shower, combining style and practicality. Further along the hallway are two well-proportioned double bedrooms, both offering comfortable accommodation and flexibility for guests, home working, or additional storage. Centrally positioned within the apartment is the kitchen, fitted with integrated appliances and designed to make the most of the available space while providing everything needed for modern living.

Externally, residents can enjoy access to a private gated communal garden area, offering a pleasant outdoor space to relax and unwind. The development also benefits from designated parking, providing added convenience and peace of mind.

The location is a major advantage, with local shops, everyday amenities, and excellent transport links all within easy reach. Manchester Airport, Wythenshawe Hospital, the Metrolink network, the M56 motorway, and Manchester City Centre are all easily accessible, making this an excellent base for commuters and professionals.

Offered with no onward chain, this well-positioned apartment presents a fantastic opportunity for buyers seeking a spacious and low-maintenance home in a highly convenient location. Early viewing is highly recommended.

Contact Callaghans today to arrange your appointment and discover everything this excellent apartment has to offer.

**Lounge** 16' 5" x 12' 8" (5m x 3.86m)

**Kitchen** 7' 1" x 7' 9" (2.17m x 2.37m)

**Bathroom** 7' 10" x 8' 9" (2.4m x 2.66m)

**Bedroom One** 10' 8" x 7' 4" (3.26m x 2.23m)

**Bedroom Two** 12' 0" x 10' 8" (3.67m x 3.26m)

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GROUND FLOOR  
579 sq.ft. (53.8 sq.m.) approx.



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**Disclaimer:**

These particulars, whilst believed to be accurate are set out as a general guideline only or guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation or fact, but must satisfy themselves by inspection or otherwise as to their accuracy. Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, including gas central heating and so cannot verify they are in working order or fit for their purpose. Further more solicitors should confirm movable items described in the sales particulars are, in fact included in the sale since circumstances do change during marketing or negotiations. Although we try to ensure accuracy, measurements used in this brochure may be approximate. Therefore if intending purchasers need accurate measurements to order carpeting or to ensure existing furniture will fit, they should take such measurements themselves. **YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT**