Callaghans

Independent Estate Agents, Surveyors, Valuers and Mortgage Brokers

8 Stapleford Close, Manchester, M23 2SJ



£120,000

First Floor Flat
One Bedroom
Stylish Bathroom
Open plan Lounge
Off Road Parking
Close to the Hospital

Callaghans Estate Agents
46 Church Road, Gatley, SK8 4NQ
Telephone: 0161 491 4000, Fax: 0161 491 55 44
Website: www.callaghansltd.com Email: admin@callaghansltd.com

Callaghans are delighted to present this well-appointed first-floor, one-bedroom apartment, ideally located just a short distance from Wythenshawe Hospital. Offered with no onward chain, this property is ready for immediate occupancy, making it a perfect choice for first-time buyers or healthcare professionals seeking convenience and comfort.

The property features a bright and contemporary open-plan living space, seamlessly combining the lounge and modern kitchen. The kitchen is fitted with modern wall and base units, an integrated sink, oven, and gas hob, ideal for both everyday living and entertaining. The bathroom is finished to a high standard with stylish grey tiling, a modern suite, and an over-bath shower. A double sized double bedroom provides a comfortable and relaxing retreat.

Additional benefits include off-road parking and an excellent location with easy access to local amenities, transport links, and the hospital.

Don't miss out; contact Callaghans today to arrange your viewing and take the first step toward your new home.

Lounge 12' 4'' x 9' 3'' (3.75m x 2.83m)

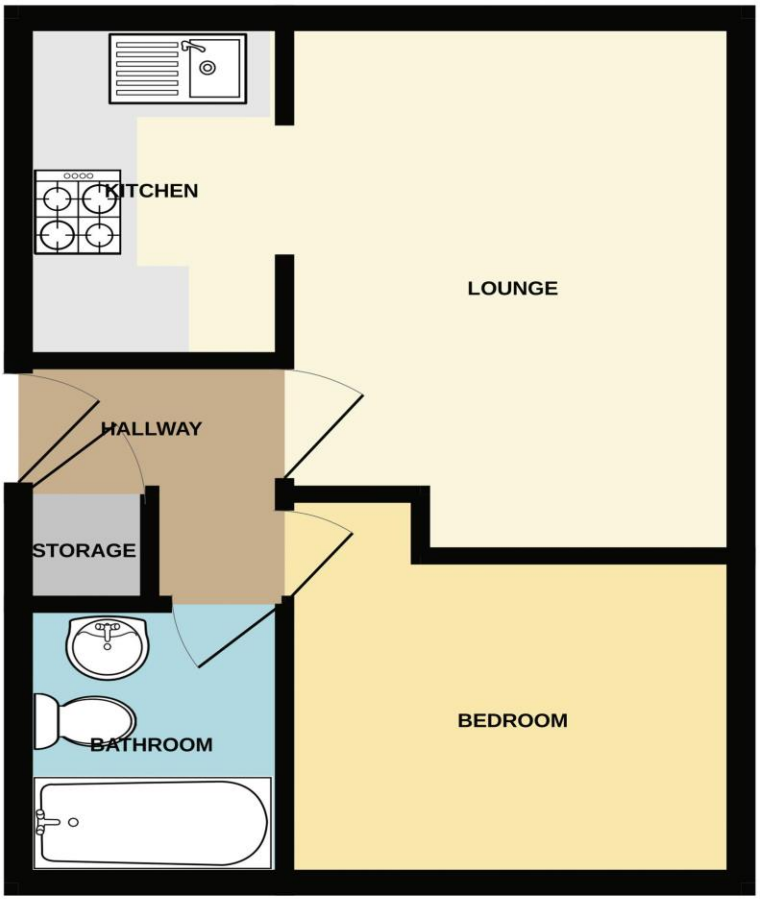
Kitchen 7' 10'' x 5' 6'' (2.38m x 1.67m)

Bathroom 5' 5'' x 6' 4'' (1.65m x 1.92m)

Bedroom 5' 5'' x 6' 4'' (1.65m x 1.92m)

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GROUND FLOOR
292 sq.ft. (27.1 sq.m.) approx.



TOTAL FLOOR AREA : 292 sq.ft. (27.1 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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