

Callaghans

Independent Estate Agents, Surveyors, Valuers and Mortgage Brokers

**44 Royle Green Road,
Northenden, M22 4WR**



£260,000

**Ideal First Home
End of Terrace
Two Double Bedrooms
Stylish Downstairs Bathroom
Front and Rear Garden
Shaker Kitchen with Island
Log Burner**

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Callaghans are pleased to offer for sale this characterful period end-terrace property, ideally located in the popular Northenden area and benefiting from a low-maintenance rear garden. Upon entering the hallway, you are immediately welcomed by the charm and character typical of a period home.

The front lounge offers a cosy and inviting space, perfect for relaxing on winter evenings around the log burner. To the rear of the property is a beautifully presented shaker-style cottage kitchen, complete with a central island with breakfast bar, creating a sociable and practical space for cooking and dining. Also located at the rear is the stylish family bathroom, featuring tiled walls, a modern suite and an inset shower cubicle.

With the bathroom situated on the ground floor, the first floor is dedicated to two generously sized double bedrooms, each offering ample space to relax and unwind.

This delightful home would make an ideal first purchase, with easy access to Northenden's local amenities, including shops, cafés and transport links.

Early viewing is highly recommended for this desirable property. Contact Callaghans today to arrange your viewing.

Lounge 10' 11" x 10' 9" (3.34m x 3.28m)

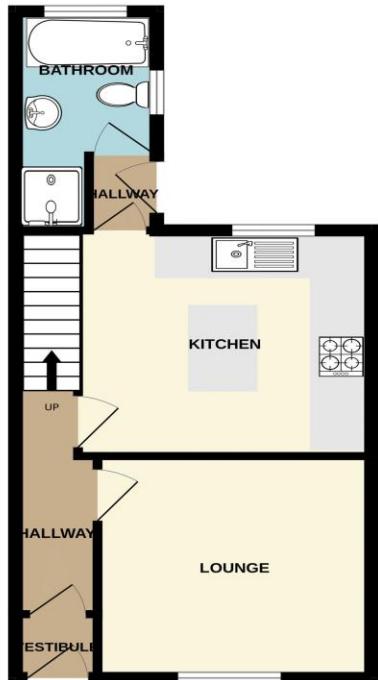
Kitchen 11' 0" x 11' 9" (3.36m x 3.57m)

Family Bathroom 5' 7" x 10' 8" (1.7m x 3.24m)

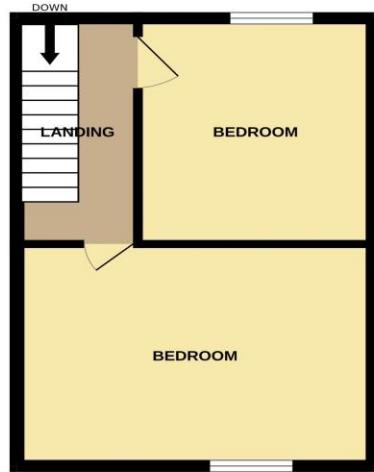
Bedroom One 14' 2" x 10' 10" (4.33m x 3.3m)

Bedroom Two 9' 5" x 11' 1" (2.87m x 3.37m)

GROUND FLOOR
370 sq.ft. (34.4 sq.m.) approx.



1ST FLOOR
310 sq.ft. (28.8 sq.m.) approx.



TOTAL FLOOR AREA: 680 sq ft. (63.2 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 inaccuracy. These plans are for guidance only and should not 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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