

# *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)

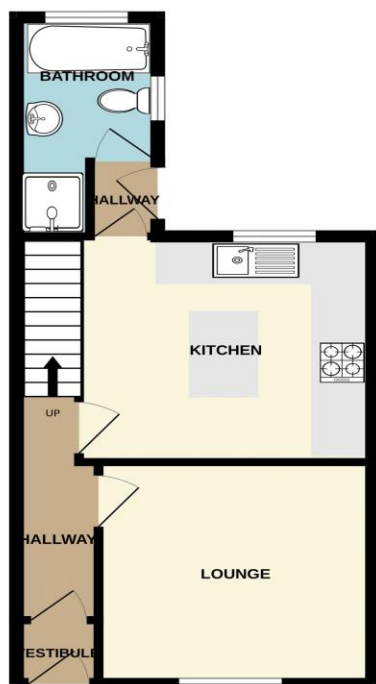
**Kitchen** 11' 0" x 11' 9" (3.36m x 3.57m)

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

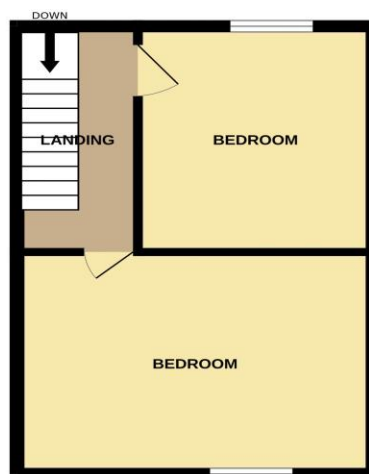
**Bedroom One** 14' 2" x 10' 10" (4.33m x 3.3m)

**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 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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