

# *Callaghans*

Independent Estate Agents, Surveyors, Valuers and Mortgage Brokers

## **Flat 5 Delamere House,** **Manchester, M14 6UJ**



**£140,000**

**First Floor Apartment**  
**One Double Bedroom**  
**New Bathroom**  
**Close to Fallowfield Centre**

Callaghans Estate Agents  
46 Church Road, Gatley, SK8 4NQ  
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**Don't miss this opportunity to buy a fabulous one bedroom apartment on the first floor of a well-maintained building. You will love the spacious lounge with a large window that lets in plenty of natural light. The bathroom has been recently renovated and features a generous shower cubicle tiled walls and modern fittings. The kitchen is a galley style with sleek white floor and wall units that offer ample storage space. The bedroom is a comfortable double size with blue fitted wardrobes that add a touch of colour and style. The location is ideal for anyone who wants to enjoy the vibrant Fallowfield centre with its many bars and restaurants. The communal entrance has a secure keypad and intercom, there is room to park your car at the rear of the property. You will also have easy access to central Manchester and the university, hospitals and shops by public transport or car. This apartment is a rare find and won't be on the market for long, so book your viewing today!**

**Lounge** 17' 6" x 11' 0" (5.34m x 3.35m)

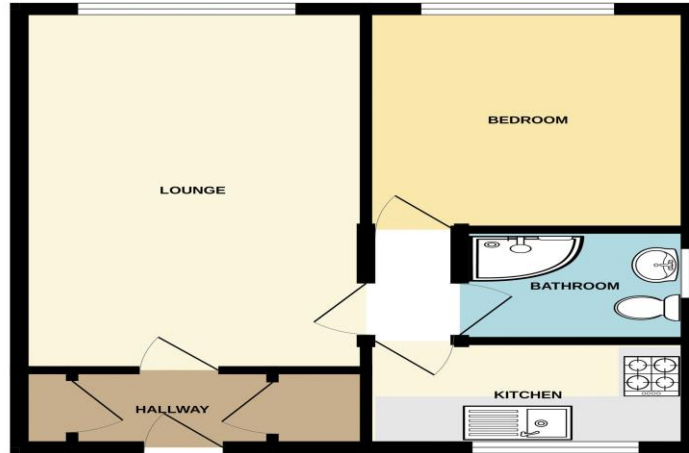
**Kitchen** 10' 10" x 5' 1" (3.31m x 1.56m)

**Family Bathroom** 7' 3" x 5' 4" (2.2m x 1.63m)

**Bedroom** 10' 3" x 10' 8" (3.13m x 3.26m)

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GROUND FLOOR  
435 sq.ft. (40.5 sq.m.) approx.



TOTAL FLOOR AREA - 435 sq.ft. (40.5 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 misstatement. This plan is for illustrative purposes only and should be used as a guide by any prospective purchaser. The services, fixtures and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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