

Callaghans

Independent Estate Agents, Surveyors, Valuers and Mortgage Brokers

27 Ardmore Walk,
Manchester, M22 5QG



£215,000

A Spacious Three Bedroom Mid Terraced House

Living Room

Kitchen/Dining Room

Three Generous Sized Bedrooms

Family Bathroom

Rear Garden with Off-Road Parking

Close to Local Amenities, Schools, Metrolink & Bus Routes

NO CHAIN

Callaghans Estate Agents

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A spacious three bedroom mid terraced property situated in a convenient location. In brief the property comprises: entrance porch, living room, kitchen/dining room, three generous sized bedrooms, family bathroom and a rear garden with off-road parking. The property is within walking distance of the Metrolink.

Front Lawned garden with paved path way leading to the front door.

Entrance Porch UPVC entrance porch with part glazed door and windows.

Living Room 14' 7" x 14' 3" (4.44m x 4.34m) UPVC double glazed window to the front aspect, feature fire place, radiator and staircase leading to the first floor.

Kitchen/Diner 14' 8" x 10' 2" (4.47m x 3.10m) UPVC double glazed window to the rear and UPVC double glazed french doors to the rear. A range of wall and base units with contrasting work tops, single sink with drainer, under stairs storage cupboard, space for free standing cooker, extractor hood, space and plumbing for washing machine, space for fridge freezer, space for dining furniture and a radiator.

Landing Access to all bedrooms and the family bathroom.

Bedroom One 15' 10" x 8' 7" (4.82m x 2.61m) UPVC double glazed window to the front elevation, built in storage and a radiator.

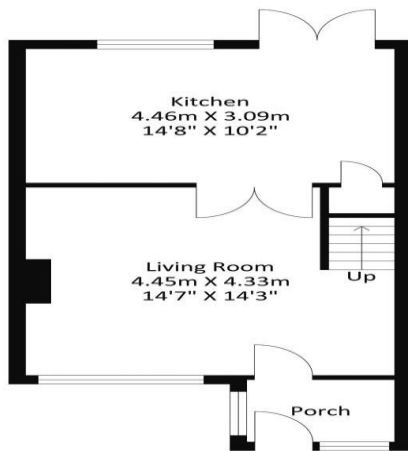
Bedroom Two 9' 2" x 8' 4" (2.79m x 2.54m) UPVC double glazed window to the rear aspect , space for free standing/fitted furniture and a radiator.

Bedroom Three 11' 11" x 6' 0" (3.63m x 1.83m) UPVC double glazed window to the front elevation, built in storage cupboard and a radiator.

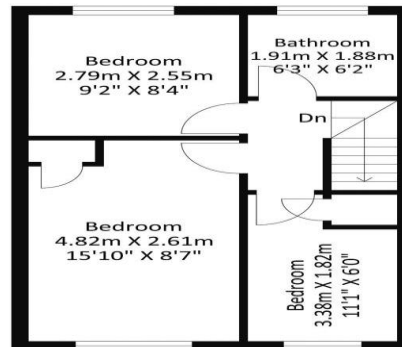
Family Bathroom 6' 3" x 6' 2" (1.90m x 1.88m) Obscured glass UPVC double glazed window, modern white three piece suite comprising; panelled bath with shower over, low level WC and pedestal wash basin, fully tiled walls.

Rear Garden Enclosed rear garden, lawned area, paved patio and off road parking.

27 Ardmore Walk, Wythenshawe, M22 5QG



Ground Floor
Approximate Floor Area
390.72 sq. ft
(36.3 sq.m)



First Floor
Approximate Floor Area
360.59 sq. ft
(33.5 sq.m)

Approximate Gross Internal Area = 69.8 sq m / 751.31 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Disclaimer:

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