

Callaghans

Independent Estate Agents, Surveyors, Valuers and Mortgage Brokers

3 Heartwood Road,
Manchester, M23 2ZU



£169,000 for 65% share

Shared Ownership 65%

Semi-Detached

Two Double Bedrooms

Gardens

Off Road Parking

Nearly New Property

Council Band A

Rent includes buildings insurance and management fee.

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

Don't miss this opportunity to own a 65% share of this stunning two bedroom semi detached property, built only a few years ago. This home offers a spacious driveway, a beautiful front garden and a cosy rear garden that is easy to maintain. The lounge is bright and airy, with large corner windows that let in plenty of natural light. The dining kitchen is fitted with modern units and appliances, and has patio doors that lead to the rear garden, perfect for entertaining guests or enjoying a relaxing meal. Upstairs, you will find two generous double bedrooms, both with fitted wardrobes for extra storage space. The family bathroom is tiled and features a modern suite and an over bath shower. The location is ideal, as it is close to the hospital and transport links, making it convenient for commuters and healthcare workers. The monthly rent is inclusive of management charge and buildings insurance, so you don't have to worry about any extra costs. This is a rare chance to own a share of a beautiful home in a great location, so book your viewing today!

Lounge 12' 8" x 10' 4" (3.86m x 3.16m)

Kitchen 16' 7" x 11' 8" (5.06m x 3.55m)

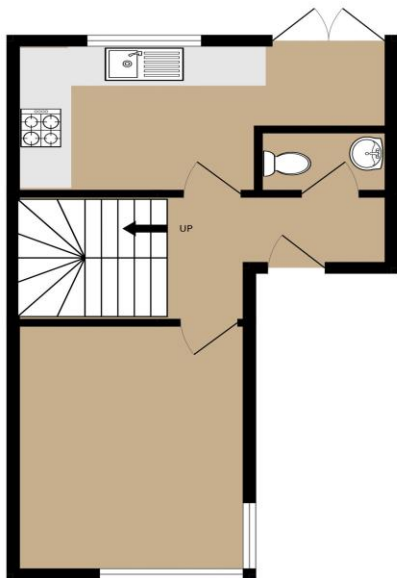
Family Bathroom 5' 10" x 8' 0" (1.78m x 2.44m)

Bedroom One 16' 7" x 11' 7" (5.06m x 3.53m)

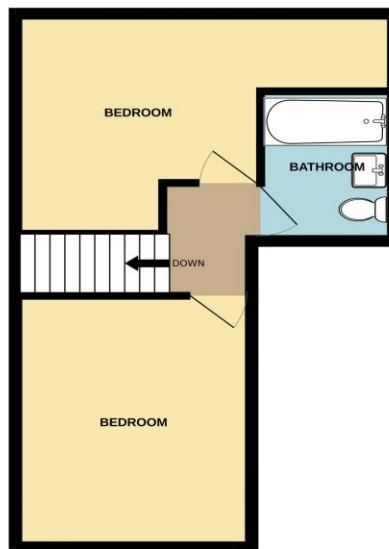
Bedroom Two 10' 4" x 12' 8" (3.16m x 3.86m)

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GROUND FLOOR
350 sq.ft. (32.5 sq.m.) approx.



1ST FLOOR
350 sq.ft. (32.5 sq.m.) approx.



TOTAL FLOOR AREA: 699 sq.ft. (65.0 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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