

# *Callaghans*

Independent Estate Agents, Surveyors, Valuers and Mortgage Brokers

**34 Avebury Road,**  
**Manchester, M23 2GE**



**£260,000**

**Stylish Mid-Terrace**  
**Tranquil Modern Garden**  
**Three Bedrooms**  
**EV Charger**  
**White Shaker Kitchen**  
**Off Road Parking**  
**Freehold**  
**Council Band A**

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Callaghans are pleased to offer for sale this stylish property in Newall Green. This property is fully updated and ready for you to move straight into without needing to change a thing. To the front of the property is your off road parking already equipped with electric car charging station. The property has a vibrant décor that is on trend and will impress friends and family alike. The Hallway links the ground floor, to the left is the charming lounge area that leads into the dining area with patio doors into the tranquil garden. This is a modern oasis of calm with covered pergola for the family to relax in. Also at the rear of the property is the white shaker style kitchen, utility room and storage room. On the first floor are the two double bedrooms and a good sized L shape single or home office, ideal for your family to grow into. There is a modern tiled bathroom and a separate toilet to complete this spacious family home. This property also excels with its transport links, a short stroll away is the tram stop and the Airport and motorway is only a short drive away. Don't miss out, Call Callaghans now to arrange your viewing.

**Lounge** 13' 11" x 10' 3" (4.24m x 3.12m)

**Dining area** 7' 10" x 8' 4" (2.38m x 2.55m)

**Kitchen/Breakfast Room** 11' 10" x 8' 10" (3.6m x 2.7m)

**Utility room** 5' 3" x 6' 8" (1.59m x 2.03m)

**Family Bathroom** 5' 7" x 6' 10" (1.7m x 2.09m)

**Toilet** 2' 9" x 5' 6" (0.85m x 1.68m)

**Master bedroom** 17' 2" x 10' 3" (5.22m x 3.13m)

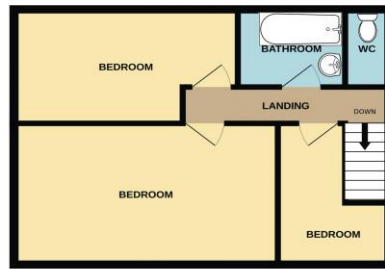
**Bedroom Two** 14' 6" x 9' 5" (4.41m x 2.86m)

**Bedroom Three** 10' 3" x 9' 3" (3.13m x 2.83m)

GROUND FLOOR  
446 sq.ft. (41.4 sq.m.) approx.



1ST FLOOR  
448 sq.ft. (41.6 sq.m.) approx.



TOTAL FLOOR AREA: 894 sq.ft. (83.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the description contained herein, 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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