

# *Callaghans*

Independent Estate Agents, Surveyors, Valuers and Mortgage Brokers

**52 Rosslare Road,**  
**Manchester, M22 5GQ**



**Offers Over £230,000**

**Large Kitchen/Dining Area**

**Popular Location**

**Single Garage**

**Driveway For Several Vehicles**

**Low Maintenance Rear Garden**

**Double Glazing**

**GCH**

**Utility**

**Callaghans Estate Agents**

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Situated in a popular location, a short distance from Wythenshawe, this three bedroom semi-detached property is ideal for those looking for a home conveniently situated near to amenities and Manchester airport. The spacious accommodation is complemented by a manicured low maintenance rear garden, driveway with parking for several vehicles and a single garage to the rear. Motorways networks and the metro link stop are all within close proximity, providing easy access into Manchester City, making this property an excellent choice for commuters.

**Living Room** 13' 5" x 12' 7" (4.09m x 3.83m) The spacious living room includes a feature fireplace with real log burner, understairs storage cupboard, large window to the front elevation.

**Kitchen** 15' 7" x 10' 5" (4.75m x 3.17m) The large kitchen has a range of matching wall and base units with contrasting work tops, upstanding pan storage unit, and built in electric oven/gas hob. Access to the utility and garden is to the rear and opens up the the extended dining area.

**Dining Area** 7' 10" x 7' 7" (2.39m x 2.31m) The extended dining room area has corrugated roofing, access to the utility via french doors and is open plan to the kitchen.

**Utility** 7' 2" x 4' 4" (2.18m x 1.32m) The utility room has plumbing for washing machine and tumble dryer and leads to the rear garden.

**Bedroom One** 13' 2" x 8' 10" (4.01m x 2.69m) The main bedroom is of a good size and benefits from having fitted wardrobes, is front facing and has a large window and radiator.

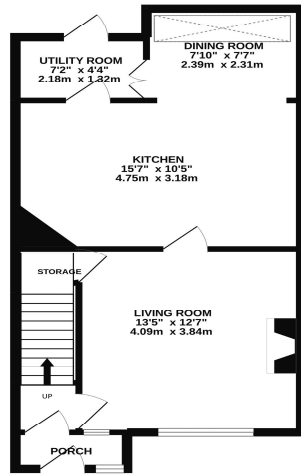
**Bedroom Two** 10' 8" x 9' 6" (3.25m x 2.89m) The second bedroom is to the rear of the property with views over the garden, large window, radiator and storage cupboard.

**Bedroom Three** 10' 2" x 6' 8" (3.10m x 2.03m) The third bedroom could also be used as a home office or dressing room, is to the front elevation and has a storage cupboard.

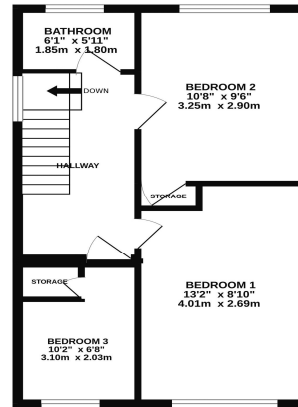
**Bathroom** 6' 1" x 5' 11" (1.85m x 1.80m) Currently a wetroom, designed for disability access/facilities this bathroom is large enough to be converted into into a full bathroom if desired.

**Exterior** To the front of the property there is parking to the front and side as well as a a small lawned garden area. The rear garden is low maintenance with decorative borders, patio area, single hard standing garage and timber shed.

GROUND FLOOR  
481 sq.ft. (44.7 sq.m.) approx.



1ST FLOOR  
456 sq.ft. (42.4 sq.m.) approx.



TOTAL FLOOR AREA: 937 sq.ft. (87.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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