

Callaghans

Independent Estate Agents, Surveyors, Valuers and Mortgage Brokers

25 Hilton Road,
Manchester, M22 4ZD



£245,000

Recently Redecorated Throughout
Modern Home
Private Driveway
Low Maintenance Rear Garden
Loft Space
Freehold / No Chain

Callaghans Estate Agents
46 Church Road, Gatley, SK8 4NQ
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Located on a quiet residential development this modern home will appeal to first time buyers or investors alike. Freshly redecorated throughout this home is in walk-in condition. There is parking for two cars on the private driveway and an enclosed rear garden. Benchill Metrolink is just a short stroll away and both the M60 and M56 motorway links are nearby.

Lounge/Diner 17' 5" x 10' 7" (5.30m x 3.22m) Carpeted flooring, wall mounted electric fire, large storage cupboard.

Kitchen 8' 0" x 6' 10" (2.44m x 2.08m) Modern fitted kitchen, integrated gas hob, electric oven, plumbing for washing machine, dishwasher, access to the rear garden.

Bedroom One 12' 7" x 10' 3" (3.83m x 3.12m) Front facing, bay window, storage cupboard, carpeted flooring.

Bedroom Two 13' 8" x 9' 9" (4.16m x 2.97m) Rear facing overlooking the garden, carpeted flooring.

Bathroom 7' 3" x 4' 11" (2.21m x 1.50m) Bath with shower overhead, tiled flooring, WC, sink, heated towel rail, easy clean wall panels.

External Front Private drive for two vehicles.

Rear Garden Low maintenance rear garden space, decked area, lawn, patio fenced for privacy.

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25 Hilton Road, Sharton, M22 4ZD

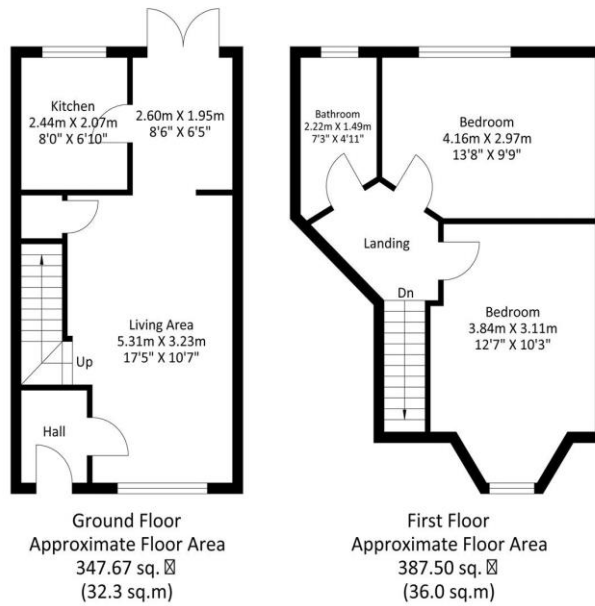


Illustration for identification purposes only, measurements are approximate, not to scale.
Approximate Gross Internal Area = 68.30 sq m / 735.17 sq ft

Disclaimer:

These particulars, whilst believed to be accurate are set out as a general guideline only or guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation or fact, but must satisfy themselves by inspection or otherwise as to their accuracy. Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, including gas central heating and so cannot verify they are in working order or fit for their purpose. Further more solicitors should confirm movable items described in the sales particulars are, in fact included in the sale since circumstances do change during marketing or negotiations. Although we try to ensure accuracy, measurements used in this brochure may be approximate. Therefore if intending purchasers need accurate measurements to order carpeting or to ensure existing furniture will fit, they should take such measurements themselves. **YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT**