

# *Callaghans*

Independent Estate Agents, Surveyors, Valuers and Mortgage Brokers

## **9 Grosvenor Gardens,** **Manchester, M22 4XA**



**£285,000**

**A Three Bedroom Detached House  
Situated in a Desirable Location  
Living Room with Bay Window  
Fitted Kitchen  
Dining Room with Patio Doors to Rear Garden  
Three Generous Sized Bedrooms  
Rear Garden  
Driveway Providing Off-Road Parking & Garage**

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**A three bedroom detached house situated in a popular location of Sharston. In brief the property comprises: entrance hallway, living room, dining room, fitted kitchen, three generous sized bedrooms, family bathroom, rear garden, off-road parking and a garage.**

**From our office in Gatley, turn left onto Church Road. Turn left onto Northenden Road. Continue straight onto Altrincham Road. Turn right onto Grosvenor Gardens where number 9 can be found on the left hand side.**

**Front** Paved driveway providing off-road parking, lawn area, access to the garage and access to the rear garden via a wooden gate.

**Entrance Hall** An obscured glass front door and a double radiator.

**Living Room** 13' 9" x 11' 0" (4.19m x 3.35m) UPVC double glazed bay window to the front aspect, feature fireplace and a double radiator.

**Dining Room** 14' 8" x 9' 0" (4.47m x 2.74m) UPVC double glazed window to the rear aspect, UPVC double glazed sliding patio doors to the rear garden, a double radiator and under stairs storage.

**Kitchen** 11' 2" x 8' 7" (3.40m x 2.61m) A range of wall & base units with contrasting worktops, tiled splash back, integrated oven, four ring gas hob with extractor hood above, sink with drainer, space & plumbing for washing machine, space for fridge/freezer, an obscured glass door providing access to the side/rear garden and a UPVC double glazed window to the rear aspect.

**Landing** A window to the side aspect.

**Bedroom One** 12' 6" x 8' 6" (3.81m x 2.59m) UPVC double glazed window to the front aspect and a double radiator.

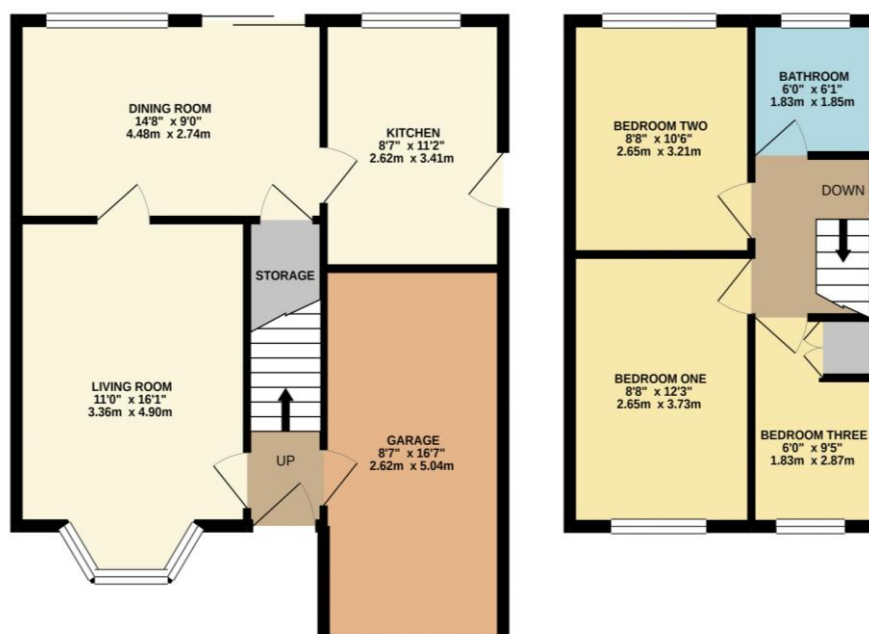
**Bedroom Two** 10' 6" x 8' 6" (3.20m x 2.59m) UPVC double glazed window to the rear aspect, a single radiator and access to the loft.

**Bedroom Three** 9' 5" x 5' 8" (2.87m x 1.73m) UPVC double glazed window to the front aspect and a single radiator.

**Bathroom** 6' 0" x 5' 5" (1.83m x 1.65m) Panelled bath with shower over, low level WC, wash hand basin, a single radiator, part tiled walls and an obscured glass UPVC double glazed window to the rear aspect.

**Rear Garden** Lawn, a range of shrubs & bushes, enclosed by wooden fences and access to the front via a wooden gate.

**Garage** 16' 7" x 9' 0" (5.05m x 2.74m) Up & over garage door, power outlets and lighting.



**Disclaimer:**

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