

# *Callaghans*

Independent Estate Agents, Surveyors, Valuers and Mortgage Brokers

**27 Crossgate Avenue,**  
**Manchester, M22 8AN**



**£230,000**

**Three Bedroom Semi-Detached Property**  
**Spacious Living Room**  
**Large Kitchen**  
**Private Rear Garden Area**  
**Outbuilding**  
**Off Road Parking For Two Vehicles**

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**A three bedroom semi-detached property conveniently located within easy access to local schools, shops and motorway network links. Offering a spacious living room, large kitchen, off road parking and a private rear garden area, this home will appeal to first-time buyers and young families alike.**

**Living Room** 14' 11" x 10' 4" (4.54m x 3.15m) A spacious living room with large bay window which floods the room with natural daylight.

**Kitchen** 18' 0" x 9' 0" (5.48m x 2.74m) Long kitchen with base and wall units, plenty of worktop space, integrated fridge and freezer, gas hob/electric oven and plumbing for washing machine, dryer and dishwasher. There is a dining area and storage cupboard.

**Bedroom One** 0' 4" x 10' 0" (0.10m x 3.05m) To the front aspect of the property, the main bedroom has built-in wardrobes.

**Bedroom Two** 11' 11" x 9' 0" (3.63m x 2.74m) To the rear aspect overlooking the rear garden, the second bedroom is the largest of the three, therefore could be used as the main bedroom.

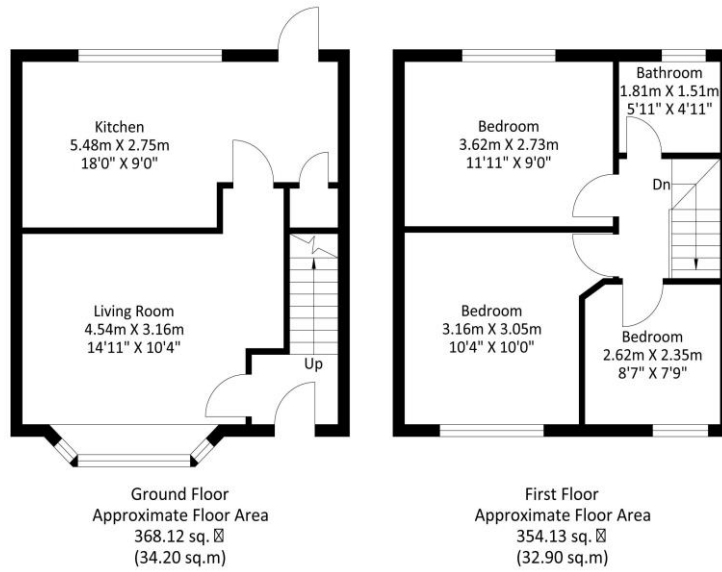
**Bedroom Three** 8' 7" x 7' 9" (2.61m x 2.36m) To the front aspect, the smallest of the three bedrooms could be utilised as a single bedroom or home office.

**Bathroom** 5' 11" x 4' 11" (1.80m x 1.50m) Comprising of bath tub with shower-overhead, sink with vanity unit and toilet basin.

**Exterior Front** To the front of the property is a double graveled driveway and hedging/fencing to both sides for privacy.

**Exterior Rear** Private rear garden area fenced on both sides, mainly laid with patio for low maintenance, artificial grassed area with fire pit, also offering a concrete outhouse for additional storage or living space.

27 Crossgate Ave, Sharston, M22 8AN



Approximate Gross Internal Area = 67.10 sq m / 722.25 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

**Disclaimer:**

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