

Callaghans

Independent Estate Agents, Surveyors, Valuers and Mortgage Brokers

32 Petworth Close,
Manchester, M22 4YR



£240,000

Two Bedroom End Terrace House
Well Presented Throughout
Situated in a Popular Location
Two Reception Rooms
Good Sized Rear Garden
Off-Road Parking
Ideal for First Time Buyers & Investors

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Well presented two bedroom end terrace situated in Sharston. In brief the property comprises: entrance vestibule, living room, dining area, kitchen, two double bedrooms, bathroom, rear garden and off-road parking.

Entrance Vestibule Approached by way of a hardwood panelled style entrance door with stained glazed/leaded light feature panel. Sealed unit double glazed panelled side aspect window. Central heating radiator. Intruder alarm control panel. Part decorative glazed panelled inner door to:

Living Room 16' 4" x 11' 10" (4.97m x 3.60m) Maximum measurements including the bay recess and under stair recess. Sealed unit double glazed panelled front aspect window. Central heating radiator. Adams style fireplace focal point. TV aerial point. Spindled staircase leading off to the first floor. Panelled door through to:

Dining Room 11' 0" x 5' 9" (3.35m x 1.75m) Central heating radiator. uPVC framed double opening double glazed French doors lead out to the enclosed/lawned south facing rear garden. Panelled door to:

Kitchen 11' 0" x 5' 8" (3.35m x 1.73m) A range of wall and base units with contrasting worktops. Sink with drainer unit set beneath a sealed unit double glazed window which over looks the rear garden. Space and plumbing for a washing machine and dishwasher. Further space for a free standing cooker with extractor hood above. Additional space for an upright fridge freezer. Part tiled walls to the cooking, washing and preparation areas.

First Floor Landing area with panelled doors leading off to the following rooms:

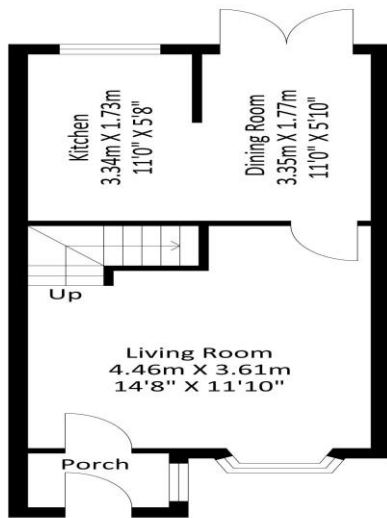
Bedroom One 12' 0" x 11' 0" (3.65m x 3.35m) Sealed unit double glazed front aspect window. Central heating radiator.

Bedroom Two 11' 0" x 6' 8" (3.35m x 2.03m) This measurement excludes the deep and spacious built-in double wardrobe. Sealed unit double glazed rear aspect window. Central heating radiator.

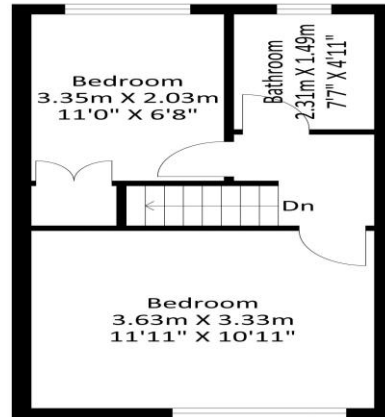
Bathroom 7' 8" x 5' 0" (2.34m x 1.52m) White three piece suite comprising of: free standing shower cubicle, pedestal wash hand basin and low level WC. Part tiled walls. Central heating radiator with chrome towel rail over. Decorative single unit double glazed window to rear elevation. Extractor fan. Ceiling mounted triple spot light fitting.

Outside To the front of the property a tarmac driveway flanked on either side by lawns offers off road parking. The south aspect rear garden is enclosed and laid chiefly to lawn and has paved patio area.

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Ground Floor
Approximate Floor Area
329.37 sq. ft
(30.6 sq.m)



First Floor
Approximate Floor Area
306.77 sq. ft
(28.5 sq.m)

Approximate Gross Internal Area = 59.1 sq m / 636.14 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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**