

Callaghans

Independent Estate Agents, Surveyors, Valuers and Mortgage Brokers

30 Tatton Court,
Manchester, M14 6XH



£100,000

First Floor Studio Apartment
Ideal Investement Property
Telephone Entry System
Communal Gardens
Parking
NO CHAIN

Callaghans Estate Agents
46 Church Road, Gatley, SK8 4NQ
Telephone: 0161 491 4000, Fax: 0161 491 55 44
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First floor studio apartment in purpose built development located within the popular area of Fallowfield and close to a wealth of local amenities and excellent transport links into the city centre. Briefly comprising of ; Communal entrance, entrance hall, good size storage cupboard, living/bedroom , kitchen and bathroom. Communal gardens and car parking .

Communal Hallway Enter via secure doorway with intercom system access to communal gardens and stairs leading to all floors .

Entrance Hall Intercom entry system, electric heater and laminate floor.

Living Room/ Bedroom 15' 11" x 11' 11" (4.85m x 3.63m) UPVC double glazed picture window to the front elevation.

Kitchen 9' 8" x 5' 10" (2.94m x 1.78m) UPVC double glazed window to the front elevation, a range of wall and base units with contrasting worktops, stainless steel sink with mixer tap, built in electric oven and hob with extractor above, space for fridge freezer .

Bathroom 6' 7" x 5' 5" (2.01m x 1.65m) Three piece bathroom suite comprising of panelled bath , wash basin and low level W.C. extractor fan and part tiled walls .

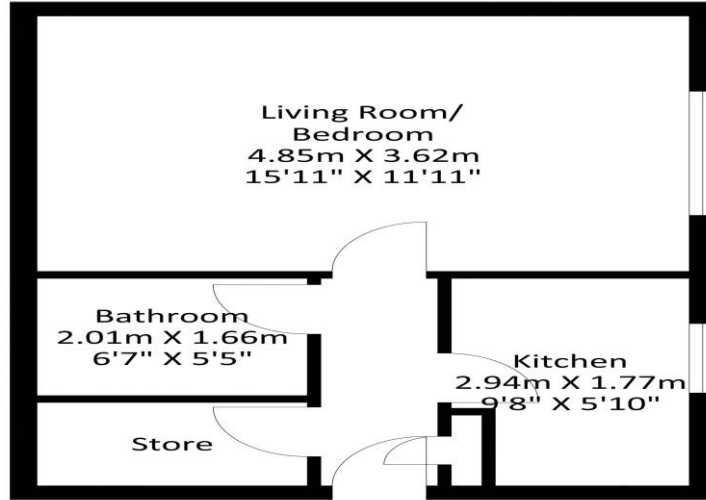
Storage Room Providing ample storage and hanging space .

Communal Gardens Attractive and well maintained gardens .

Parking Secure parking to the rear of the development.

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30 Tatton Ct Fallowfield, M14 5BZ



Approximate Floor Area
347.67 sq. ft
(32.3 sq.m)

Approximate Gross Internal Area = 32.30 sq m / 347.67sq 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**