

Callaghans

Independent Estate Agents, Surveyors, Valuers and Mortgage Brokers

45 Dunstall Road,
Manchester M22 4PQ



£175,000

No Chain

Renovation Required

**Parking For multiple Vehicles Including A Single Garage
Close To Hollyhedge Park & Schools**

Callaghans Estate Agents
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Requiring a full refurbishment programme, this property offers a decent living space, is positioned on a good sized plot and provides parking for multiple cars to the front and side of the property including a single garage. Hollyhedge park is located just to the end of the road and local amenities and schools can be found nearby, making this property ideal for families.

Living Room 14' 11" x 12' 3" (4.54m x 3.73m) Spacious living room with large bay window.

Kitchen 11' 7" x 8' 11" (3.53m x 2.72m) Currently has modern fitted kitchen with base and wall units and plumbing for white goods. Large window overlooking the rear garden.

Bedroom 1 12' 7" x 10' 3" (3.83m x 3.12m) To the front aspect of the property, currently housing built-in wardrobes.

Bedroom 2 11' 7" x 8' 11" (3.53m x 2.72m) To the rear of the property overlooking to garden.

Bedroom 3 8' 5" x 7' 9" (2.56m x 2.36m) Single bedroom to the front aspect, suitable as a nursery or home office.

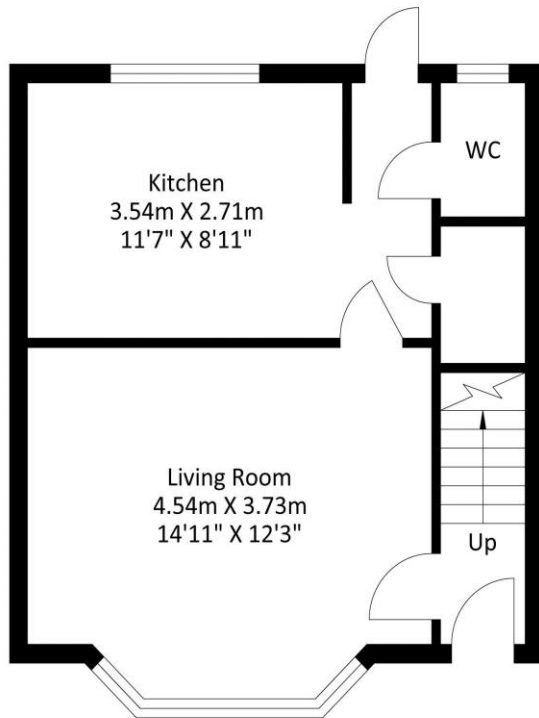
Bathroom 6' 5" x 0' 0" (1.95m x 0.00m) Currently comprising of a bath tub, sink and WC.

Rear Garden Private rear garden, fenced to the rear and mature trees to the right.

External Front Parking for several cars to the front and side of the property including a single garage.

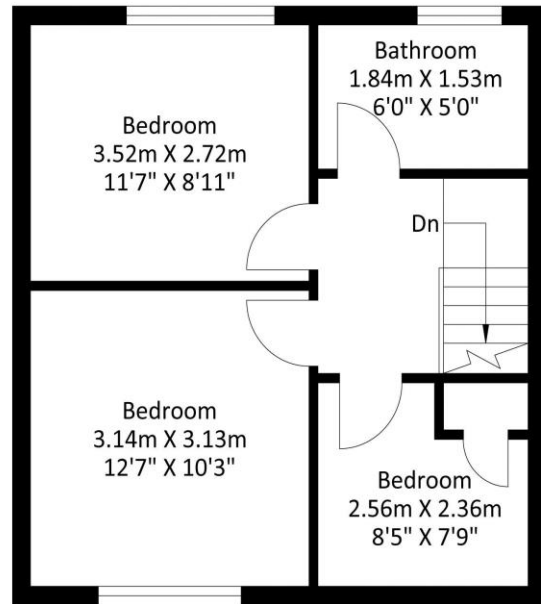
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Ground Floor
Approximate Floor Area
374.58 sq. ft
(3)

illus



First Floor
Approximate Floor Area
358.44 sq. ft
(1)

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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**

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