

Callaghans

Independent Estate Agents, Surveyors, Valuers and Mortgage Brokers

12 Robertscroft Close, Manchester, M22 9GL



£225,000

**Three Bedrooms
Mid- Terrace Property
Tranquil Garden
Off Road Parking
Family Kitchen
Freehold
Council band A**

Callaghans Estate Agents
46 Church Road, Gatley, SK8 4NQ
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Callaghans are pleased to give you the opportunity to own a spacious mid terraced property in this popular area of Manchester. This property has off road parking and a spacious rear garden that is an oasis of tranquillity where your family can enjoy the sun and relax. The through lounge is bright and airy with large windows and patio doors opening onto the garden. The kitchen is spacious with Plenty of units and a range cooker, with all the room to dine and entertain your guests. The kitchen also opens into the garden, creating a seamless indoor-outdoor flow. Upstairs, you will find three spacious bedrooms. The family bathroom is tiled and has a corner shower. The property is a cared for family home and is ready for you to add your personal touch and style. You will love the location, close to schools and transport links. This is a great property for families. Don't delay, book your viewing today!

Lounge 18' 9" x 10' 4" (5.71m x 3.14m)

Kitchen/Diner 12' 3" x 18' 9" (3.73m x 5.71m)

Bedroom One 9' 11" x 13' 7" (3.03m x 4.13m)

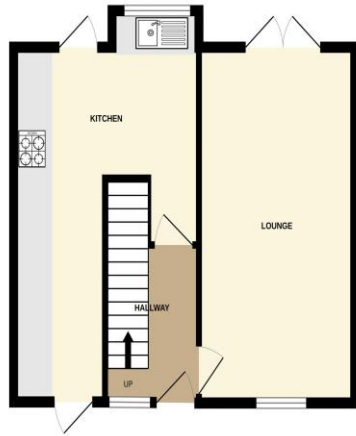
Bedroom Two 8' 6" x 15' 3" (2.58m x 4.66m)

Bedroom Three 9' 11" x 5' 10" (3.03m x 1.78m)

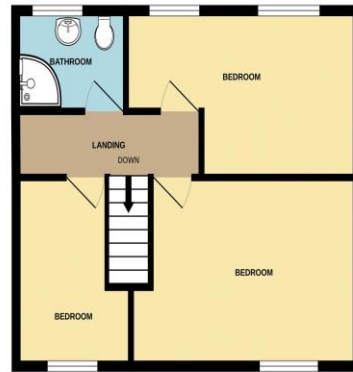
Family Bathroom 5' 3" x 7' 3" (1.6m x 2.22m)

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GROUND FLOOR
433 sq.ft. (40.2 sq.m.) approx.



1ST FLOOR
422 sq.ft. (39.2 sq.m.) approx.



TOTAL FLOOR AREA: 855 sq.ft. (79.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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