

Callaghans

Independent Estate Agents, Surveyors, Valuers and Mortgage Brokers

24 Hilton Road,
Manchester, M22 4ZD



£269,500

A Spacious Three Bedroom Semi Detached House

Living Room

Kitchen / Dining Room

Family Bathroom

South Facing Rear Garden

Off Road Parking For Two Cars

Callaghans Estate Agents
46 Church Road, Gatley, SK8 4NQ
Telephone: 0161 491 4000, Fax: 0161 491 55 44
Website: www.callaghansltd.com Email: admin@callaghansltd.com

A spacious three bedroom semi detached family home. The property briefly comprises of: Entrance vestibule, living room, dining kitchen, family bathroom and three bedrooms. Gas central heating/UPVC double glazing, off road parking and south facing rear garden. Within close proximity of Gatley village and all its amenities, easy access to motorway links, Manchester Airport, Wythenshawe Hospital and the Metro. FREEHOLD

Front Off road parking for two cars .

Living Room 15' 1" x 14' 2" (4.59m x 4.31m) UPVC double glazed bay window to the front aspect, under stairs storage cupboard, laminate flooring and a radiator. Glazed french doors opening to ;

Kitchen/Diner 14' 2" x 11' 4" (4.31m x 3.45m) UPVC double glazed patio doors leading to the rear garden, UPVC double glazed window to the rear aspect, a range of wall and base units with contrasting work tops, single sink and drainer with mixer tap and water filter tap, wall mounted boiler, space and plumbing for washing machine and dishwasher, four ring gas hob with extractor hood above, space for fridge freezer, tiled splash backs, laminate flooring and a radiator.

Landing Storage Cupboard.

Bedroom One 10' 10" x 8' 10" (3.30m x 2.69m) UPVC double glazed window to the front elevation, built in wardrobes, space for free standing furniture and a radiator.

Bedroom Two 9' 7" x 7' 7" (2.92m x 2.31m) UPVC double glazed window to the rear aspect, space for free standing furniture, loft access, laminate flooring and a radiator.

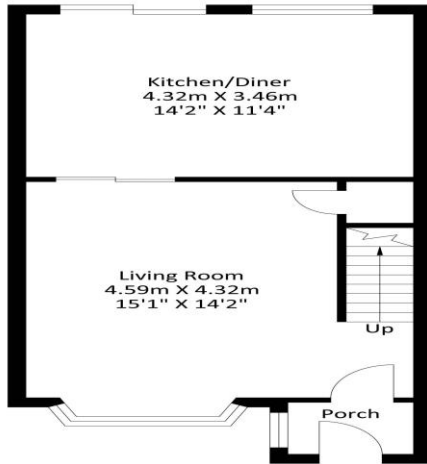
Bedroom Three 6' 7" x 6' 5" (2.01m x 1.95m) UPVC double glazed window to the rear aspect, built in storage, and a radiator.

Family Bathroom 7' 7" x 5' 0" (2.31m x 1.52m) Obscured glass UPVC double glazed window to the side elevation, panelled bath with shower over, low level WC, pedestal wash basin, part tiled walls and a radiator.

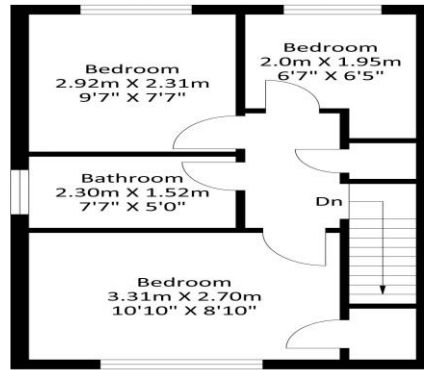
Rear Garden South facing rear garden enclosed by wooden fences, paved patio area, lawn area, borders with established bushes, outside water tap, wooden shed with electric lighting.

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24 Hilton Road Sharston, M22 4ZD



Ground Floor
Approximate Floor Area
404.72 sq. ft
(37.60 sq.m)



First Floor
Approximate Floor Area
341.21 sq. ft
(31.70 sq.m)

Approximate Gross Internal Area = 69.30 sq m / 745.93 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**