

Callaghans

Independent Estate Agents, Surveyors, Valuers and Mortgage Brokers

7 Millbrook Road,
Manchester, M23 2XH



£175,000

A Modern Three Bedroom Semi Detached House
Spacious Living Room
Fitted Kitchen/Dining Room
Family Bathroom & Downstairs WC
Three Generous Sized Bedrooms
Rear Garden
Off-Road Parking

Callaghans Estate Agents
225 Finney Lane, Heald Green, SK8 3PX
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A modern three bedroom semi detached house situated in a popular & convenient location. In brief the property comprises: entrance hallway, living room, kitchen/dining room, downstairs WC, three generous sized bedrooms, family bathroom, rear garden and off-road parking.

From our office in Heald Green, turn left onto Finney Lane. Continue straight onto Simonsway and continue over the motorway bridge. Turn right onto Firbank Road and then left onto Millbrook Road. Turn left to stay on Millbrook Road where number 7 can be found on the left hand side.

Front Driveway providing off-road parking, lawn area and access to the rear garden via a wooden gate.

Entrance Porch UPVC double glazed front door with obscured glass and a single radiator.

Living Room 15' 3" x 14' 10" (4.64m x 4.52m) UPVC double glazed window to the front aspect, television point and a single radiator.

Kitchen/Dining Room 15' 3" x 8' 10" (4.64m x 2.69m) A range of wall & base units with contrasting worktops, tiled splash back, integrated oven, four ring gas hob with extractor hood above, space for fridge/freezer, space & plumbing for dishwasher, space for dryer, space & plumbing for washing machine, one & a half bowl sink with drainer, single radiator, UPVC double glazed window to the rear aspect and UPVC double glazed French doors to the rear garden.

Downstairs WC Low level WC, wash hand basin, a single radiator and an obscured glass UPVC double glazed window to the front aspect.

Landing Loft access.

Bedroom One 15' 3" x 8' 9" (4.64m x 2.66m) Two UPVC double glazed windows to the front aspect, television point and a single radiator.

Bedroom Two 8' 7" x 8' 10" (2.61m x 2.69m) UPVC double glazed window to the rear aspect, television point and single radiator.

Bedroom Three 8' 10" x 0' 4" (2.69m x 0.10m) UPVC double glazed window to the rear aspect, television point and a single radiator.

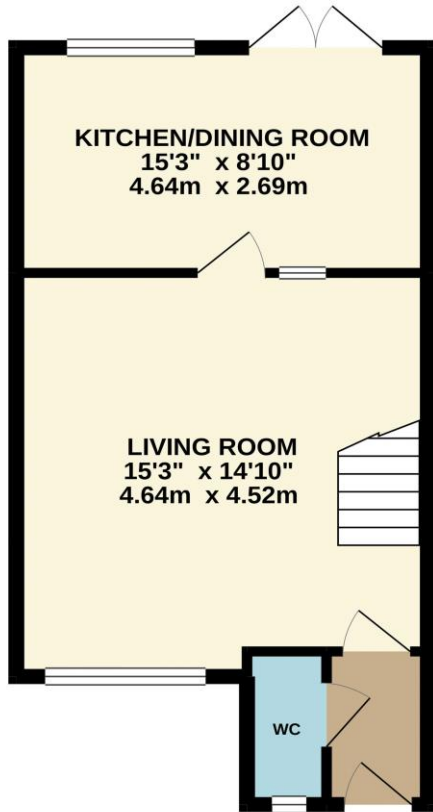
Bathroom 6' 10" x 5' 5" (2.08m x 1.65m) Panelled bath with shower over, low level WC, wash hand basin, heated towel rail, extractor fan, tiled flooring, part tiled walls and an obscured glass UPVC double glazed window to the side aspect.

Rear Garden Lawn, a range of shrubs & bushes, enclosed by wooden fences and access to the rear garden via a wooden gate.

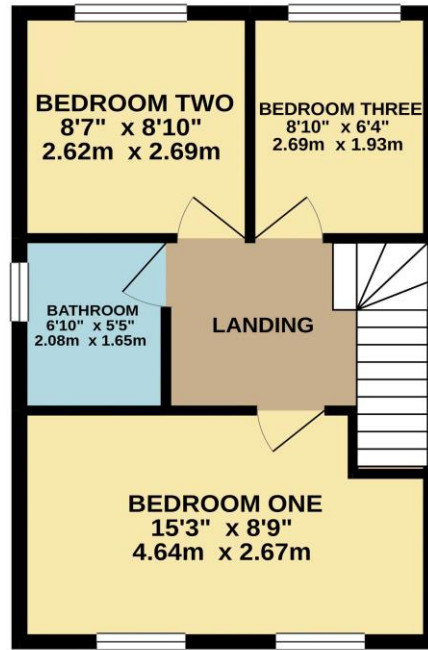
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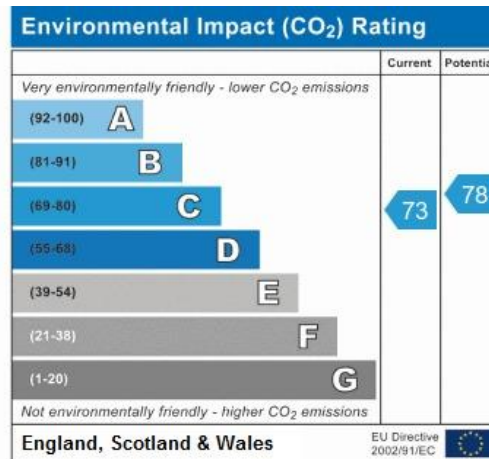
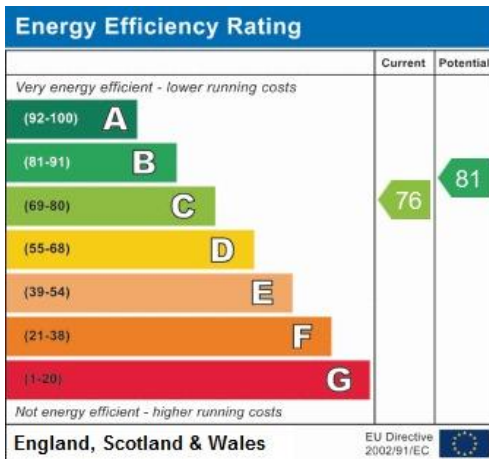
GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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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