

# *Callaghans*

Independent Estate Agents, Surveyors, Valuers and Mortgage Brokers

**70 Yattendon Avenue,**  
**Manchester, M23 9FE**



**£210.000**

**A Two Double Bedroom Mid Terraced Property  
Situated in a Popular & Convenient Location  
Open Plan Living/Dining Room with Feature Fireplace  
Fitted Kitchen  
Modern Shower Room  
Rear Garden  
Off Road Parking  
NO CHAIN**

Callaghans Estate Agents  
46 Church Road, Gatley, SK8 4NQ  
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**A two bedroom mid terraced house situated in a popular & convenient location. In brief the property comprises: entrance hallway, open plan living room / dining room, fitted kitchen, two generous sized bedrooms, shower room, rear garden and a driveway providing off-road parking.**

**Front** Block paved driveway accessed through wrought iron gates providing off-road parking and a pathway giving access to the rear via a ginnel.

**Hallway** UPVc double glazed front door, under stairs storage cupboards and a radiator.

**Living Room / Dining Room** 19' 4" x 12' 11" (5.89m x 3.93m) UPVC double glazed window with decorative leaded tops to the front, aspect, UPVC double glazed window to the rear aspect, feature fire place with marble hearth and gas fire, two radiators and opening to the kitchen.

**Kitchen** 9' 1" x 5' 7" (2.77m x 1.70m) UPVC double glazed window and a door leading to the rear garden, matching wall and base units, contrasting work tops, stainless steel sink and drainer with mixer tap. Space for freestanding cooker and fridge freezer, space and plumbing for washing machine.

**Rear Porch** UPVC double windows and doors to the rear garden.

**First Floor Landing** Access to the loft space.

**Bedroom One** 16' 1" x 9' 0" (4.90m x 2.74m) Two UPVC double glazed windows with decorative leaded lights to the front elevation, built in storage cupboard and a radiator.

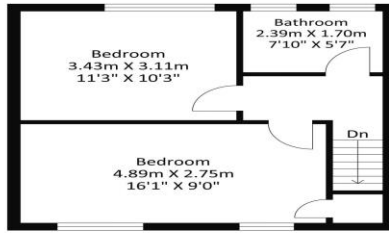
**Bedroom Two** 11' 3" x 10' 3" (3.43m x 3.12m) UPVC double glazed window to the rear elevation and a radiator.

**Shower Room** 7' 10" x 5' 7" (2.39m x 1.70m) Two obscured glass UPVC double glazed windows to the rear elevation, fully tiled shower cubicle, pedestal wash basin, low level WC, part tiled walls, tiled flooring, inset ceiling lighting and a radiator.

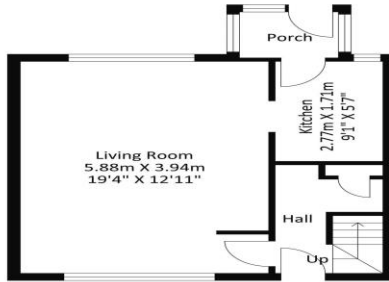
**Rear garden** Easily maintained paved rear garden enclosed by wooden fences, access to the front of the property via a ginnel.

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**70 Yattendon Ave, Brooklands M23 9FE**



**First Floor**  
Approximate Floor Area  
363.82 sq. ft  
( 33.8 sq.m)



**Ground Floor**  
Approximate Floor Area  
387.50 sq. ft  
( 36.0 sq.m)

Approximate Gross Internal Area = 69.8 sq m / 751.32 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**