

Callaghans

Independent Estate Agents, Surveyors, Valuers and Mortgage Brokers

25 Floatshall Road,
Manchester, M23 1WE



£295,000

A Beautifully Presented Three Bedroom Terraced Property
Living Room With Feature Fire Place
Open Plan Kitchen / Dining Room
Utility Room
Modern Family Bathroom
Useful Loft Room
South Facing Rear Garden With Lawn & Patio Area's
Off Road Parking
Viewing Essential

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Well presented three bedroom terraced house situated in a great location. In brief the property comprises: entrance hallway, living room, kitchen / dining room, utility room, three bedrooms, family bathroom, loft room, good sized rear garden and off-road parking. Viewing is essential to appreciate this property.

Front Canopy over front with inset lighting. Block paved driveway providing off-road parking for two cars and accessed via wrought iron gates.

Hallway Composite front door with obscured glass window, obscured glass UPVC double glazed window, radiator, laminate flooring, under stairs storage, staircase leading to the first floor .

Living Room 13' 10" x 9' 10" (4.21m x 2.99m) UPVC double glazed window to the front aspect, radiator, feature fireplace with log burner.

Kitchen / Dining Room 20' 9" x 7' 7" (6.32m x 2.31m)

Kitchen Area UPVC double glazed window to the rear. A range of wall and base units with contrasting work tops and breakfast bar, composite sink with pull down mixer tap, integrated dishwasher, induction hob, built in electric cooker, radiator and tiled flooring

Dining Area UPVC double glazed french doors leading to the rear garden and laminate flooring.

Utility room 14' 7" x 4' 11" (4.44m x 1.50m) UPVC double glazed window to the rear aspect, range of wall and base units with contrasting worktops, space and plumbing for washing machine, space for dryer, space for fridge freezer and a radiator.

Landing Loft access.

Bedroom One 16' 6" x 9' 11" (5.03m x 3.02m) UPVC double glazed window to the front elevation, a range of fitted wardrobes and a radiator.

Bedroom Two 12' 1" x 9' 3" (3.68m x 2.82m) UPVC double glazed window to the rear elevation, built in wardrobe and a storage space, laminate flooring

Bedroom Three 10' 3" x 5' 9" (3.12m x 1.75m) UPVC double glazed window to the front elevation , laminate flooring and a radiator.

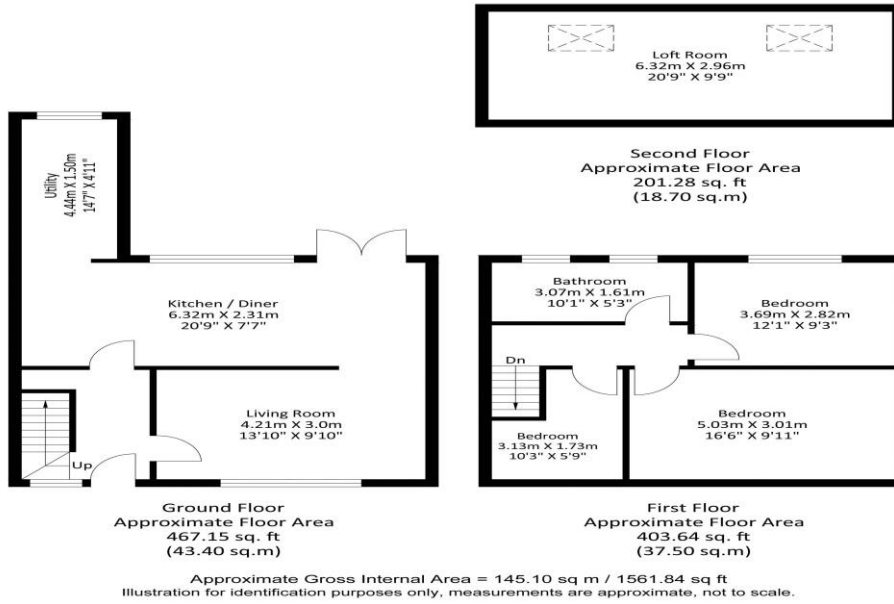
Family Bathroom 10' 1" x 5' 3" (3.07m x 1.60m) Obscured glass UPVC double glazed windows to rear elevation, panelled bath with shower over and screen, low level WC and pedestal wash basin, part tiled walls and radiator .

Loft Room 20' 9" x 9' 9" (6.32m x 2.97m) Two double glazed velux windows, inset ceiling lighting, radiator and storage in the eaves .

Rear Garden South facing rear garden. Block paved patio and raised lawn and another paved patio area, all enclosed with wooden fencing. Ginnel giving access to the front of the property gated at both the back and front .

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