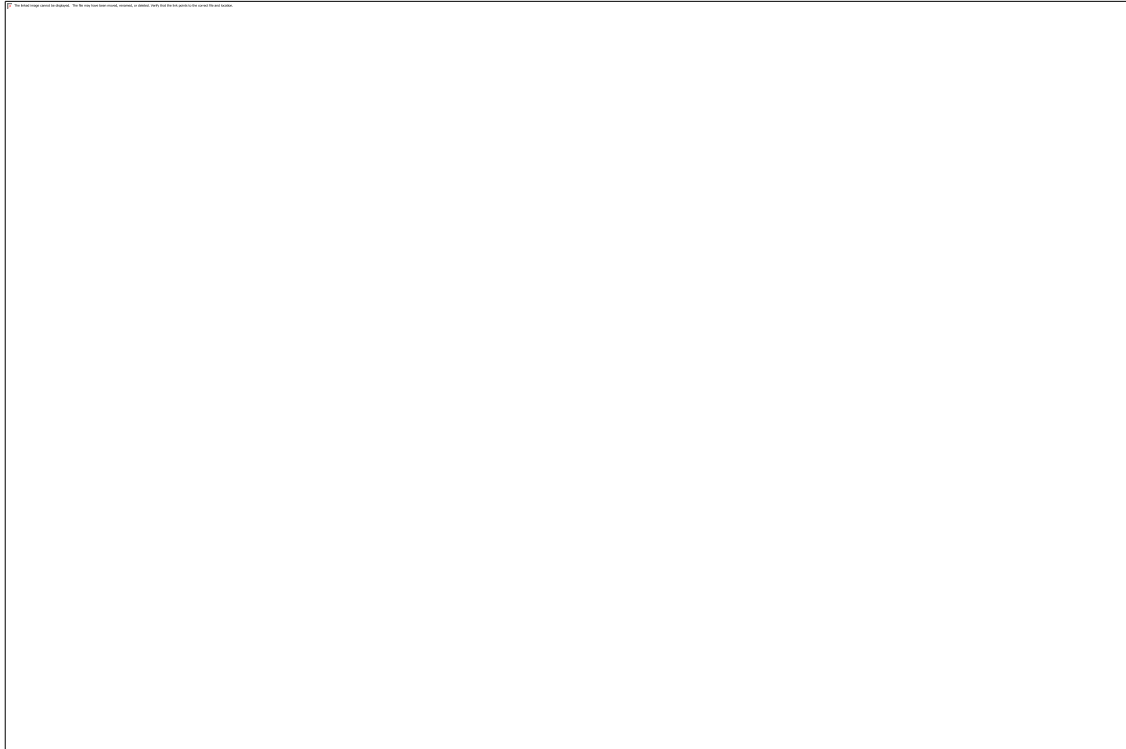


Callaghans

Independent Estate Agents, Surveyors, Valuers and Mortgage Brokers

11 Eldroth Avenue,
Manchester, M22 9AS



Monthly Rental Of £1,200

A Well Presented Three Bedroom Mid Mews House
Modern Fitted Kitchen/Dining Room
Spacious Living Room
Three Generous Sized Bedrooms
Family Bathroom & Downstairs WC
Rear Garden with Lawn & Patio Areas
Allocated Off-Road Parking To The Rear
Situated in Popular & Convenient Location

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 well presented three bedroom mid mews house situated in a popular location. In brief the property comprises: entrance hallway, living room, modern fitted kitchen/dining room, downstairs WC, three bedrooms, bathroom, rear garden and allocated off-road parking to the rear.

From our office in Gatley, turn right onto Church Road. Turn left onto Styal Road. Turn right onto Hollyhedge Road. Turn left onto Crossacres Road. Continue onto Poundswick Lane. Turn Right onto Woodhouse Lane. Turn right onto Sandycroft Avenue. Turn right onto Actonville Avenue. Turn left onto Eldroth Avenue.

Front Paved pathway.

Entrance Hallway A front door with obscured glass and a double radiator.

Living Room 13' 8" x 12' 2" (4.16m x 3.71m) (Maximum) UPVC double glazed window to the front aspect, a double radiator and feature fireplace.

Kitchen/Dining Room 15' 3" x 7' 7" (4.64m x 2.31m) A range of wall & base units with contrasting worktops, integrated oven, four ring gas hob with extractor hood above, space & plumbing for washing machine, space for fridge/freezer, sink with drainer, under stairs storage, a double 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 double radiator and an obscured glass UPVC double glazed window to the front aspect.

Landing Loft access, airing cupboard and a double radiator.

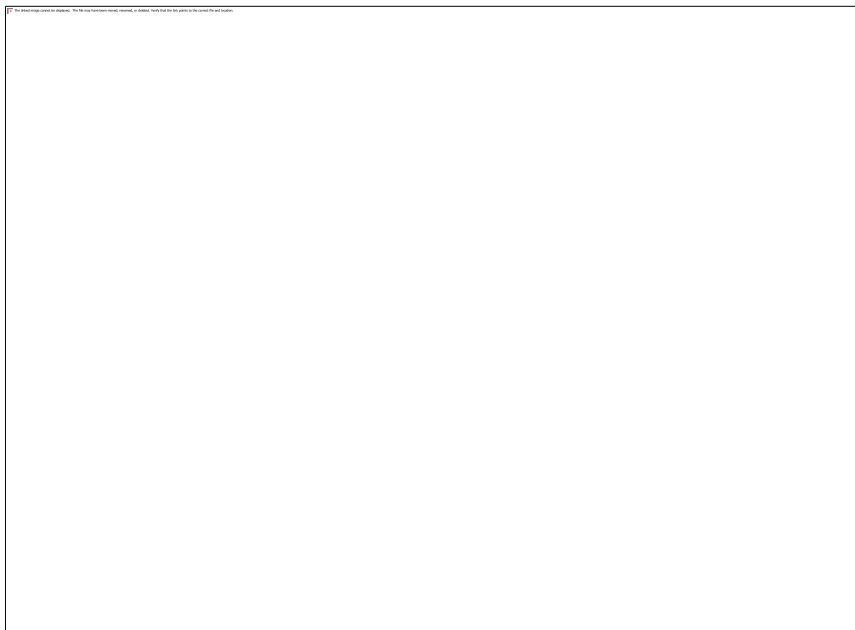
Bedroom One 9' 5" x 7' 11" (2.87m x 2.41m) UPVC double glazed window to the rear aspect, built-in wardrobes and a double radiator.

Bedroom Two 9' 9" x 7' 5" (2.97m x 2.26m) UPVC double glazed window to the front aspect and a double radiator.

Bedroom Three 7' 7" x 6' 4" (2.31m x 1.93m) UPVC double glazed window to the front aspect, storage cupboard and a double radiator.

Bathroom 7' 3" x 5' 5" (2.21m x 1.65m) Panelled bath with shower over, low level WC, wash hand basin, a double radiator, part tiled walls, extractor fan and an obscured glass UPVC double glazed window to the rear aspect.

Rear Garden Lawn, paved patio, a range of shrubs & bushes, access to the off-road parking space via a wooden gate where the property has one allocated space.



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**