

# *Callaghans*

Independent Estate Agents, Surveyors, Valuers and Mortgage Brokers

**19 Fern Bank Drive,**  
**Manchester M23 9AL**



**£205,000**

**No Chain**

**Some Modernisation Required**  
**Good Sized Living/Dining Room**

**Large Modern Kitchen**

**Storage Options**

**Modern Shower Room**

**Front & Rear Gardens**

**Close Proximity To Local Amenities and Transport Links**

Callaghans Estate Agents

46 Church Road, Gatley, SK8 4NQ

Telephone: 0161 491 4000, Fax: 0161 491 55 44

Website: [www.callaghansltd.com](http://www.callaghansltd.com) Email: [admin@callaghansltd.com](mailto:admin@callaghansltd.com)

**Offering spacious accommodation, this property requires some upgrading and comprises of a good sized living/dining space, modern kitchen and shower room, three good sized bedrooms and gardens to the front and rear. Located within close proximity to local amenities and transport links, this property will appeal to first time buyers and investors alike.**

**Living Room** 18' 9" x 12' 6" (5.71m x 3.81m) Good sized living room with dining area separated by a central fireplace, carpeted flooring, large windows to the front and rear, carpeted flooring.

**Kitchen** 12' 4" x 10' 6" (3.76m x 3.20m) Modern fitted kitchen with base and eye level units, plenty of worktop space, integrated washing machine, storage cupboards, space for fridge/freezer and electric oven.

**Store Room** 16' 5" x 6' 7" (5.00m x 2.01m) Rear hallway with 2 storage cupboards and access to front door number 2.

**Bedroom One** 12' 10" x 10' 8" (3.91m x 3.25m) Large main bedroom to the front of the property, carpeted flooring.

**Bedroom Two** 11' 9" x 8' 2" (3.58m x 2.49m) Good sized double bedroom to the front aspect of the property, carpeted flooring, large window.

**Bedroom Three** 9' 9" x 7' 11" (2.97m x 2.41m) To the rear aspect, large single bedroom, fitted shelving unit, carpeted flooring.

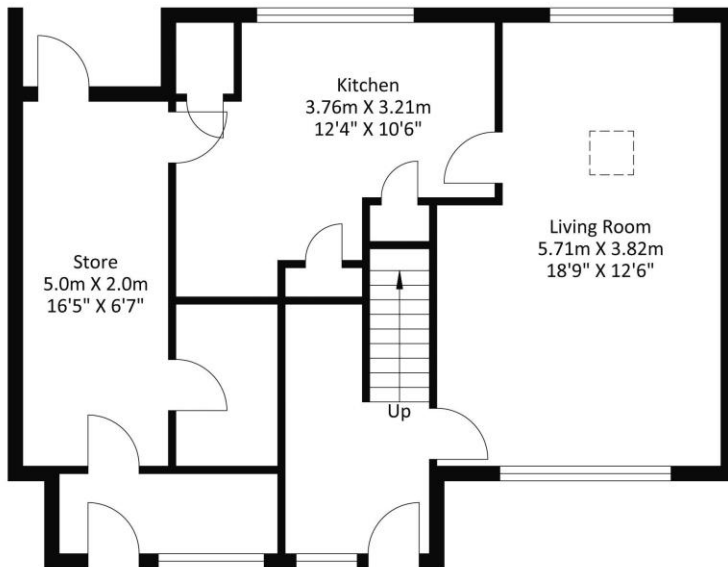
**Bathroom** 6' 8" x 4' 10" (2.03m x 1.47m) Modern fitted bathroom with walk-in shower and vanity sink, tiled flooring and tiled walls.

**WC** Separate from the main bathroom comprising of a single toilet.

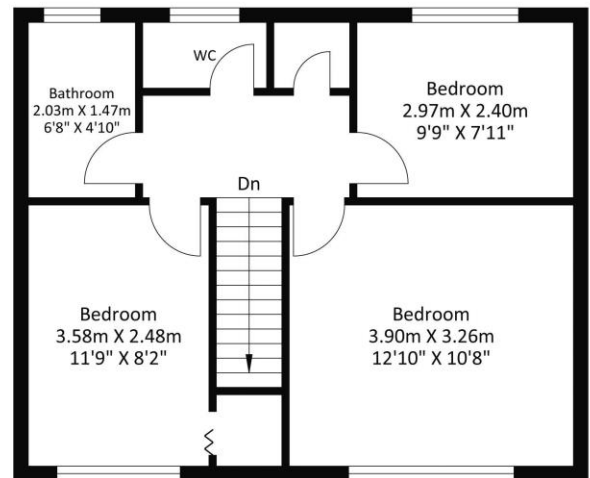
**Rear Garden** Low maintenance, mainly laid to lawn and fenced for privacy.

**Exterior Front** Low maintenance garden mainly laid to lawn with pathway to front entrance.

19 Fernbank Drive, Baguley, M23 9AL



Ground Floor  
Approximate Floor Area  
668.43 sq. ft  
(62.10 sq.m)



First Floor  
Approximate Floor Area  
489.75 sq. ft  
(45.50 sq.m)

Approximate Gross Internal Area = 107.60 sq m / 1158.18 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**