

# *Callaghans*

Independent Estate Agents, Surveyors, Valuers and Mortgage Brokers

**17 Portrush Road,**  
**Manchester M22 5NG**



**£230,000**

**No Chain**

**Generous Sized Living Room**

**Large Kitchen/Diner**

**Low Maintenance Front and Rear Gardens**

**Off Road Parking**

**Close To Motorway Networks And Local Amenities**

**Walking Distance To Schools**

**Ideal Family Home**

Callaghans Estate Agents

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**Being sold with no upper chain, this property is an excellent choice for those seeking a home in a family orientated area close to schools, local amenities and transport networks. Comprising of a large living room, spacious kitchen/diner, three bedrooms and a bathroom, this property is in good condition offering the potential to make improvements and put your own stamp on to transform into your forever home.**

**Living Room** 14' 9" x 14' 5" (4.49m x 4.39m) Generous sized living room, carpeted flooring, large window, gas fireplace, ceiling and wall light fittings.

**Kitchen/Diner** 14' 8" x 9' 7" (4.47m x 2.92m) Well proportioned kitchen/diner, base and eye level wooden cabinetry, integrated gas hob, electric oven, dishwasher, plumbing for washing machine, space for fridge/freezer, large window over looking the rear garden, laminated flooring, storage cupboard and access to the garden.

**Bedroom 1** 15' 7" x 8' 6" (4.75m x 2.59m) Fitted wardrobes and storage units, mirrored headboard, large window to the front aspect of the property, carpeted flooring, ceiling and bedside light fittings.

**Bedroom 2** 9' 5" x 8' 3" (2.87m x 2.51m) To the rear aspect of the property overlooking the garden, fitted cupboard, shelving and dressing table, carpeted flooring.

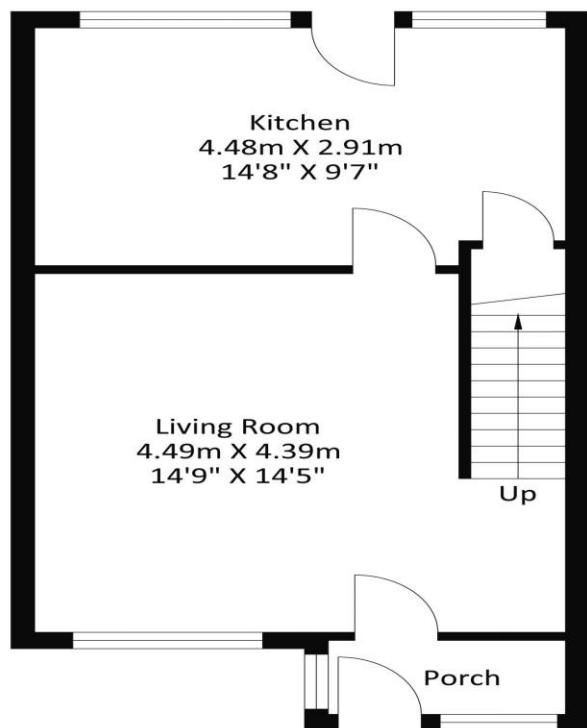
**Bedroom 3** 10' 8" x 6' 0" (3.25m x 1.83m) To the front aspect, open storage space, fitted wall cupboards, large window.

**Bathroom** 6' 0" x 5' 11" (1.83m x 1.80m) Currently a wet room, consisting of wet room flooring, shower with glassed waist height partition, sink, WC, tiled walls.

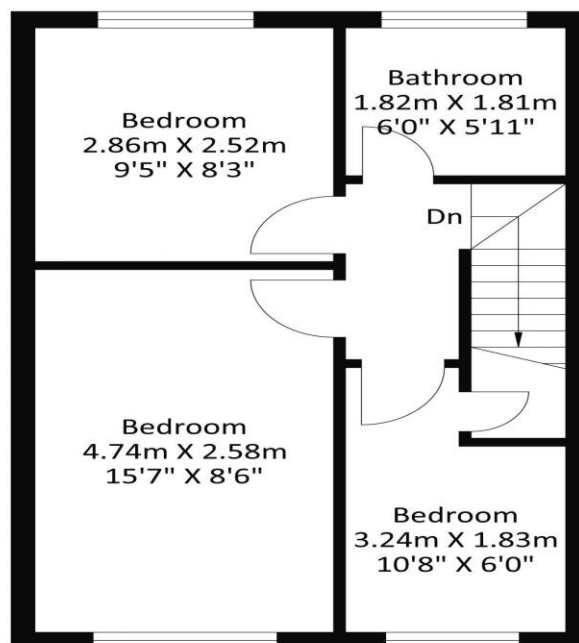
**Exterior Front** Pathway to front porched entrance, lawed garden to either side.

**Exterior Rear** Fully paved with gated access and car parking space. Shed. Fenced for privacy.

# 17 Portrush Rd, Wythenshawe, M22 5NG



Ground Floor  
Approximate Floor Area  
378.88 sq. ⌧  
(35.20 sq.m)



First Floor  
Approximate Floor Area  
357.36 sq. ⌧  
(33.20 sq.m)

Approximate Gross Internal Area = 68.40 sq m / 736.24 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**