

Callaghans

Independent Estate Agents, Surveyors, Valuers and Mortgage Brokers

44 Longwood Road,
Manchester, M22 5FJ



£220,000

**A Spacious Three Bedroom Semi Detached House
Situated in a Popular & Convenient Location**

Fitted Kitchen

Living Room with Feature Fireplace

Utility Room & Downstairs WC

Three Generous Sized Bedrooms

Family Bathroom

Front, Side & Rear Gardens

Off-Road Parking and a Garage

NO CHAIN

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 spacious three bedroom semi detached house situated in a popular & convenient location. In brief the property comprises: entrance porch hall, living room, fitted kitchen, utility room, downstairs WC, three bedrooms, family bathroom, rear garden, side garden, driveway providing off-road parking and a garage.

Front Lawn, a range of shrubs & bushes, driveway providing off-road parking, access to the garage and access to the rear garden via a wooden gate.

Entrance Hall An obscured glass composite front door and a double radiator.

Living Room 16' 0" x 11' 9" (4.87m x 3.58m) UPVC double glazed window to the rear aspect, feature fireplace and a double radiator.

Kitchen 14' 2" x 8' 3" (4.31m x 2.51m) A range of wall & base units with contrasting worktops, tiled splash back, space for cooker with extractor hood above, space for fridge/freezer, space & plumbing for washing machine, UPVC double glazed window to the side aspect and UPVC double glazed window to the front aspect.

Utility Room 5' 7" x 5' 3" (1.70m x 1.60m) Space for fridge/freezer, space for dryer, a double radiator and an obscured glass composite door to the rear garden.

Downstairs WC Low level WC, a double radiator and an obscured glass UPVC double glazed window to the rear aspect.

Landing Loft access and an obscured glass UPVC double glazed window to the front aspect.

Bedroom One 12' 5" x 11' 9" (3.78m x 3.58m) (Maximum) UPVC double glazed window to the rear aspect and a double radiator.

Bedroom Two 12' 5" x 8' 3" (3.78m x 2.51m) (Maximum) UPVC double glazed window to the rear aspect and a double radiator.

Bedroom Three 8' 9" x 7' 6" (2.66m x 2.28m) (Maximum) UPVC double glazed window to the front aspect and a double radiator.

Bathroom 8' 3" x 5' 4" (2.51m x 1.62m) Panelled bath with shower over, low level WC, wash hand basin, tiled walls, a double radiator and an obscured glass UPVC double glazed window to the front aspect.

Rear Garden Paved patio, enclosed by wooden fences and access to the front via a wooden gate.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2022

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**