

Callaghans

Independent Estate Agents, Surveyors, Valuers and Mortgage Brokers

Flat 3 Manor Court, Manchester, M22 4RZ



£165,000

**A Modern & Well Presented First Floor Apartment
Open Plan Living/Kitchen/Dining Room
Two Double Bedrooms
Spacious Bathroom
Telephone Entry System
Secure Gated Development
Well Maintained Communal Grounds
Lift Access
Allocated Residents & Visitor Parking**

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 modern & well presented first floor apartment situated in a purpose built modern gated development in a very convenient location within easy access of motorway links, Gatley train station, metrolink and Manchester airport, In brief the property comprises: entrance hallway, airing/storage cupboard, living/kitchen/dining room, two double bedrooms, bathroom, allocated parking, visitor parking and well maintained communal grounds. This property must be viewed to be appreciated.

Communal Entrance Lift & staircase access to all floors.

Entrance Hallway Wooden front door, electric radiator, storage/airing cupboard with space and plumbing for a washer/dryer.

Kitchen/Living/Dining Area 22' 5" x 15' 2" (6.83m x 4.62m)

Kitchen/Dining Area A range of matching wall & base units with contrasting worktops, tiled splash backs, integrated double oven, four ring electric hob with extractor hood above, stainless steel sink with drainer and mixer tap, integrated dishwasher, integrated fridge/freezer and telephone entry system.

Living Area UPVC double glazed floor to ceiling window and electric radiator.

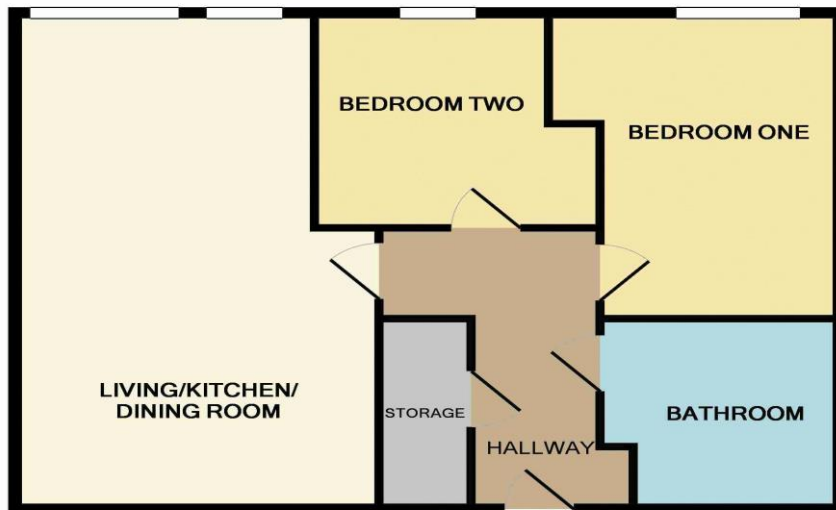
Bedroom One 13' 6" x 10' 4" (4.11m x 3.15m) UPVC double glazed window, electric radiator and ample space for free standing furniture.

Bedroom Two 10' 2" x 9' 3" (3.10m x 2.82m) UPVC double glazed window, built in wardrobes and electric radiator.

Bathroom 8' 6" x 8' 6" (2.59m x 2.59m) Panelled bath with shower over, pedestal wash basin, low level WC, chrome ladder style radiator, electric heater and extractor fan.

Communal Grounds Well maintained communal grounds, with a range of well established shrubs and bushes. Allocated residents parking and visitor parking.

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



Whilst every attempt has been made to ensure the accuracy of the floor plan 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 ©2016

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**