

# *Callaghans*

Independent Estate Agents, Surveyors, Valuers and Mortgage Brokers

**205E Woodhouse Lane,**  
**Manchester, M22 9TE**



**£215,000**

**Three Bedroom Mid Terraced House**

**Living Room**

**Dining Kitchen**

**Downstairs Cloakroom/WC**

**Allocated Parking**

**Close To Local Amenities and Transport Links**

**NO CHAIN**

Callaghans Estate Agents

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**Three bedroom mid-terraced property situated close to Wythenshawe town centre and all its amenities, the metro link and easy access to the motorway network. The property comprises; Entrance hall, living room, downstairs WC, dining kitchen, three bedrooms and family bathroom, easily maintained front and rear gardens. Allocated parking to the rear of the property.**

**Entrance Hallway** Part glazed front door, UPVC double glazed window to the front, radiator and staircase leading to the first floor.

**Downstairs/ Cloakroom/WC** Obscured glass UPVC double glazed window to the front, pedestal wash basin, low level WC and a radiator.

**Living Room** 16' 1" x 9' 11" (4.90m x 3.02m) UPVC double glazed windows to the front and rear and two radiators.

**Kitchen/Diner** 16' 1" x 9' 0" (4.90m x 2.74m) UPVC double glazed window to the front of the property, UPVC double glazed window to the rear and a door leading to the rear garden. A range of wall and base units with contrasting work tops, stainless steel sink/drainage. Built in oven, four ring gas hob with extractor hood, integrated fridge freezer, space and plumbing for washing machine, two radiators and tiled flooring.

### **Landing**

**Bedroom One** 16' 5" x 9' 5" (5.00m x 2.87m) Two UPVC double glazed windows to the front, built in wardrobes and space for free standing furniture and two radiators .

**Bedroom Two** 11' 3" x 8' 0" (3.43m x 2.44m) UPVC double glazed window to the front, built in storage and a radiator.

**Bedroom Three** 7' 9" x 6' 9" (2.36m x 2.06m) UPVC double glazed window to the rear and a radiator.

**Family Bathroom** 6' 4" x 6' 2" (1.93m x 1.88m) Obscured glass UPVC double glazed window to the rear, panelled bath, pedestal wash basin, low level WC, part tiled walls, tiled flooring and a radiator.

**Front** The property is approached via a paved pathway with lawn area either side, enclosed by composite fences and garden wall.

**Rear Garden** Low maintenance rear garden enclosed by wooden and composite fencing with space for outdoor furniture. Wooden gate leading to the rear of the property and allocated parking.

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**Ground Floor**



**First Floor**

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