

Callaghans

Independent Estate Agents, Surveyors, Valuers and Mortgage Brokers

14 Chaffinch Close,
Manchester, M22 4WX



£245,000

**Semi-Detached
Gardens and Driveway
Two Bedrooms
Conservatory
New Decor
Freehold
Council Band B**

Callaghans Estate Agents
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Looking for a cozy and convenient home? Check out this lovely two-bedroom semi-detached house for sale, with front and rear gardens, driveway for 2 cars, and a large conservatory. The kitchen is modern and stylish, with white gloss units and feature tiles. The lounge is spacious and bright, opening into the conservatory and garden. The garden has lawn and patio area, ideal for your green fingers to work their magic. The stylish bathroom is new, with an over bath shower. The bedrooms are roomy and comfortable, with fitted wardrobes in the master bedroom. The house is situated on a cul-de-sac in a small quiet estate, with good transport links and amenities nearby. Don't miss this opportunity to buy this amazing property!

Lounge 12' 6" x 7' 10" (3.81m x 2.38m)

Kitchen 5' 11" x 7' 10" (1.81m x 2.38m)

Conservatory 10' 10" x 8' 9" (3.30m x 2.66m)

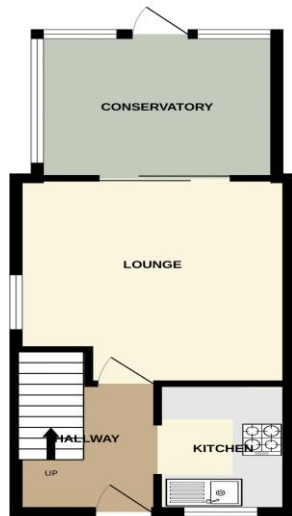
Master bedroom 8' 10" x 10' 4" (2.70m x 3.14m)

Bedroom 2 6' 5" x 10' 3" (1.96m x 3.12m)

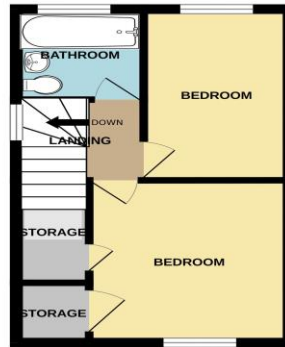
Bathroom 6' 11" x 5' 6" (2.10m x 1.68m)

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GROUND FLOOR
349 sq.ft. (32.1 sq.m.) approx.



1ST FLOOR
250 sq.ft. (23.3 sq.m.) approx.



TOTAL FLOOR AREA: 596 sq.ft. (55.4 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other details are approximate and no responsibility is taken for any error or omission in the statements. This plan is for illustrative purposes only and should be used as a guide for 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.
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