

Callaghans

Independent Estate Agents, Surveyors, Valuers and Mortgage Brokers

9 Grosvenor Gardens,
Manchester, M22 4XA



£345,000

**A Three Bedroom Detached House
Situated in a Desirable Location
Living Room with Bay Window
Fitted Kitchen
Dining Room with Patio Doors to Rear Garden
Three Generous Sized Bedrooms
Rear Garden
Driveway Providing Off-Road Parking & Garage**

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 three bedroom detached house situated in a popular location of Sharston. In brief the property comprises: entrance hallway, living room, dining room, fitted kitchen, three generous sized bedrooms, family bathroom, rear garden, off-road parking and a garage.

Front Paved driveway providing off-road parking, lawn area, access to the garage and access to the rear garden via a wooden gate.

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

Living Room 13' 9" x 11' 0" (4.19m x 3.35m) UPVC double glazed bay window to the front aspect, feature fireplace and a double radiator.

Dining Room 14' 8" x 9' 0" (4.47m x 2.74m) UPVC double glazed window to the rear aspect, UPVC double glazed sliding patio doors to the rear garden, a double radiator and under stairs storage.

Kitchen 11' 2" x 8' 7" (3.40m x 2.61m) A range of wall & base units with contrasting worktops, tiled splash back, integrated oven, four ring gas hob with extractor hood above, sink with drainer, space & plumbing for washing machine, space for fridge/freezer, an obscured glass door providing access to the side/rear garden and a UPVC double glazed window to the rear aspect.

Landing A window to the side aspect.

Bedroom One 12' 6" x 8' 6" (3.81m x 2.59m) UPVC double glazed window to the front aspect and a double radiator.

Bedroom Two 10' 6" x 8' 6" (3.20m x 2.59m) UPVC double glazed window to the rear aspect, a single radiator and access to the loft.

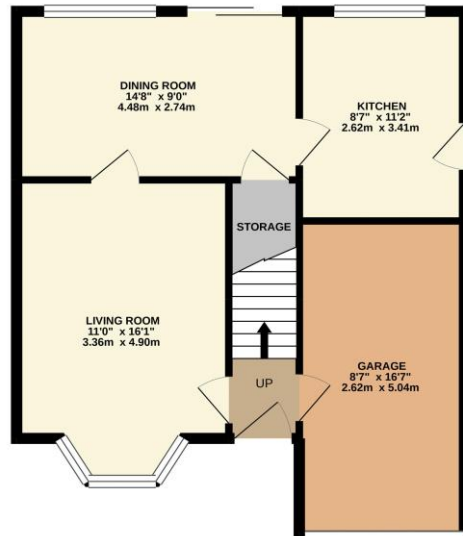
Bedroom Three 9' 5" x 5' 8" (2.87m x 1.73m) UPVC double glazed window to the front aspect and a single radiator.

Bathroom 6' 0" x 5' 5" (1.83m x 1.65m) Panelled bath with shower over, low level WC, wash hand basin, a single radiator, part tiled walls and an obscured glass UPVC double glazed window to the rear aspect.

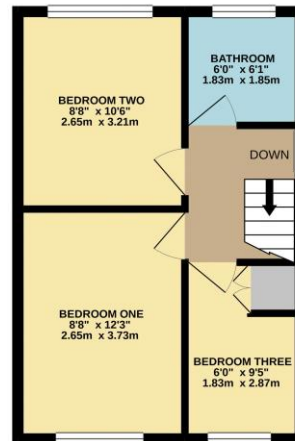
Rear Garden Lawn, a range of shrubs & bushes, enclosed by wooden fences and access to the front via a wooden gate.

Garage 16' 7" x 9' 0" (5.05m x 2.74m) Up & over garage door, power outlets and lighting.

GROUND FLOOR



FIRST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, 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 ©2021

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**