

Callaghans

Independent Estate Agents, Surveyors, Valuers and Mortgage Brokers

27 Park Range, **Manchester, M14 5HR**



£450,000

No Chain

Period Features

High Ceilings

Large Kitchen/Diner

Substantially Sized Family Home

Off Road Parking

Cul-De-Sac Location

Loft Space

Close Proximity To Birchfields Park

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

This substantially sized four bedroom semi-detached property is ideal for family looking for a large home close to Manchester City Centre. The impressive entrance hall leads to the two receptions and large kitchen/diner. To the first floor there are three double bedrooms and one single, family bathroom and access to the loft space. The rear garden is private with both patio area and laid to lawn. Located within close proximity to Birchfields Park, the popular Rusholme curry mile and is just three miles into Manchester City Centre.

Entrance Hall The impressive entrance hall has patterned laminate flooring, stained glass windows to the front doors and an under stairs storage cupboard.

Living Room 16' 4" x 12' 10" (4.97m x 3.91m) Large living room, feature fireplace with gas fire, bay window plus additional two windows to the side wall, high ceilings, coving, carpeted flooring.

Dining Room 17' 9" x 11' 10" (5.41m x 3.60m) High ceilings, coving, wooden flooring, patio doors to the rear leading to rear garden, plus windows to the side wall.

Kitchen/Diner 27' 3" x 10' 8" (8.30m x 3.25m) Extended kitchen diner with designated dining area, the kitchen has white wall and base units with soft close doors, wooden worktops, five ring gas hob, electric oven, plumbing for washer/dryer/dishwasher, wooden floor panels, inset lights to the kitchen and pendent lighting to the dining area.

WC 5' 0" x 2' 11" (1.52m x 0.89m) The downstairs is situated off the kitchen and has wash basin and WC

Bedroom One 16' 4" x 12' 10" (4.97m x 3.91m) The main bedroom is to the front elevation and has fitted wardrobes and furniture, carpeted flooring and large bay window.

Bedroom Two 14' 7" x 10' 5" (4.44m x 3.17m) The second bedroom is double in size and has access via patio doors to a roof terrace. Floors are carpeted and there is pendent light fittings.

Bathroom 8' 7" x 8' 1" (2.61m x 2.46m) Modern four suite bathroom consisting of bath, sink, WC and shower cubicle with rain-head shower. Laminate flooring, inset lighting and half tiled walls.

Bedroom Three 11' 10" x 11' 7" (3.60m x 3.53m) To the rear of the property, bedroom three is double in size, with carpeted flooring, and pendent light fitting.

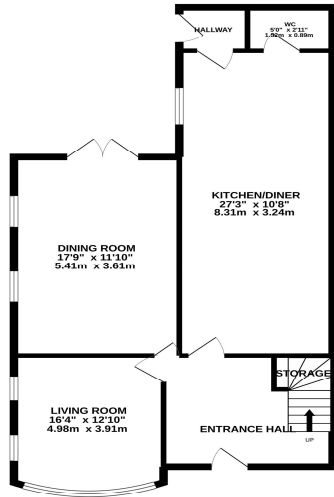
Bedroom Four 10' 11" x 8' 9" (3.32m x 2.66m) Single bedroom to the front of the property with fitted wardrobe, carpeted flooring, pendent light fitting, and storage cupboard.

Loft Space Access via the first floor, the loft has two rooms and suitable for storage use

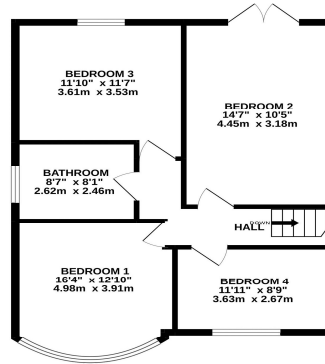
Exterior To the front of the property there is private off road parking for 2/3 cars. To the rear the garden has a patio area, lawn is fenced to 2 side and walled to the rear.

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GROUND FLOOR
774 sq.ft. (71.9 sq.m.) approx.



1ST FLOOR
630 sq.ft. (58.5 sq.m.) approx.



TOTAL FLOOR AREA: 1404 sq.ft. (130.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the figures 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 a guide only. Prospective purchasers should verify the accuracy of the measurements and any other details of the property before purchase. The services, systems and apparatus shown here have not been tested and no guarantee is made as to their operation or efficiency can be given.
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