

Callaghans

Independent Estate Agents, Surveyors, Valuers and Mortgage Brokers

50 Newhey Road,
Manchester M22 8JQ



£200,000

No Chain

Renovation Required

Currently Tenanted (can be sold with or without tenants)

Front and Rear Garden

Private Parking & Garage

Close to Local Amenities and Transport Links

Callaghans Estate Agents

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A decent sized property requiring some upgrading. This property is currently tenanted and can be sold with or without tenants in situ. The property comprises of two double bedrooms and a single, bathroom, large living room, good sized kitchen, private rear garden and private parking including single garage to the front of the property. Located close to local amenities, transport links and Wythenshawe hospital this property will appeal to investors looking for tenant property or for a renovation project.

Living Room 14' 10" x 12' 9" (4.52m x 3.88m) A good sized room, large bay window, carpeted flooring, wall and ceiling light fittings, gas fireplace.

Kitchen 11' 7" x 8' 11" (3.53m x 2.72m) Base and eye level units, lino flooring, large window overlooking the garden, tiled walls.

Storage/Potential WC 5' 1" x 2' 7" (1.55m x 0.79m) Currently a storage space put could be used as a toilet or utility room.

Bedroom 1 12' 0" x 11' 1" (3.65m x 3.38m) Large front bedroom with storage cupboard, carpeted flooring and ceiling light fitting.

Bedroom 2 11' 7" x 9' 2" (3.53m x 2.79m) A good sized double bedroom to the rear aspect overlooking the garden, with large window, carpeted flooring.

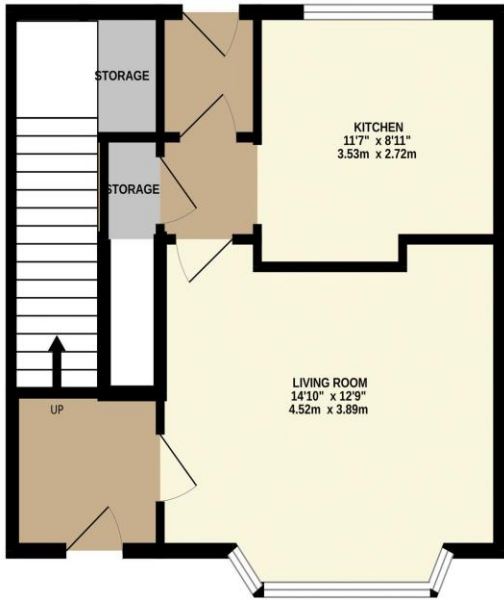
Bedroom 3 8' 7" x 7' 9" (2.61m x 2.36m) To the front aspect, with storage cupboard, can be utilised as a nursery, study or dressing room.

Bathroom 6' 11" x 5' 0" (2.11m x 1.52m) Fully tiled bathroom, comprising of large corner bath with shower overhead, WC and sink.

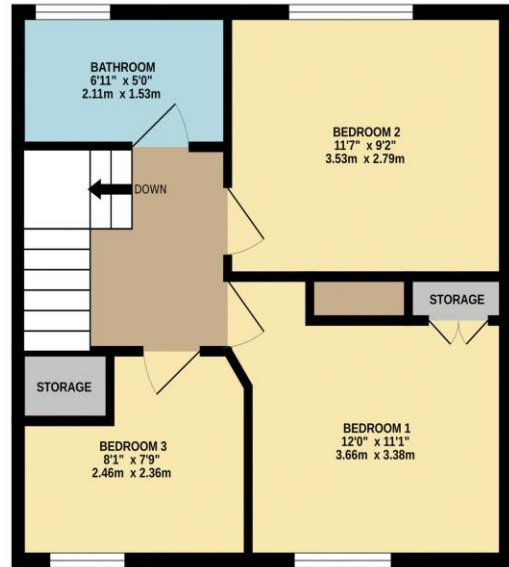
Rear Garden Rear garden lines with fencing as well as mature trees providing privacy. Mainly laid to lawn also offering patio adining area.

Front External Part lawned, part flagstone driveway provide parking for multiple vehicles including a single garage.

GROUND FLOOR
432 sq.ft. (40.2 sq.m.) approx.



1ST FLOOR
442 sq.ft. (41.1 sq.m.) approx.



TOTAL FLOOR AREA : 874 sq.ft. (81.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
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