

Callaghans

Independent Estate Agents, Surveyors, Valuers and Mortgage Brokers

39 Paulden Avenue,
Manchester, M23 1PH



£375,000

Three Bedroom Extended Semi Detached Property
Open Plan Lounge / Dining Room
Conservatory
Utility Room & Downstairs W.C
Integral Garage
Off Road Parking
NO CHAIN

Callaghans Estate Agents
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A well presented and extended three bedroom semi detached property in desirable location, close to motorway network, local shops and amenities and good schools. Briefly comprising; UPVC porch, entrance hall with storage cupboards, open plan lounge through to dining room, conservatory, extended fitted kitchen with access to integral garage, downstairs WC, utility room and outbuilding to the rear (original garage). To the first floor, three good sized bedrooms and a modern shower room. The loft is boarded with folding ladder and light offering additional storage space. Driveway to the front providing off road parking, and to the rear garden a lawned area and borders of mature shrubs and bushes and two decked areas .

Front Paved driveway providing off road parking and access to the garage via an up and over garage door .

Entrance Porch UPVC double glazed front door and windows, wooden flooring.

Entrance Hall Composite double glazed front door, cupboard for storage, laminate flooring, radiator, stairs to first floor.

Living Room Area 16' 6" x 10' 9" (5.03m x 3.27m) UPVC double glazed window to the front aspect, feature fireplace, radiator and laminate flooring.

Dining Room Area 10' 9" x 7' 11" (3.27m x 2.41m) UPVC double glazed french doors leading to the conservatory, radiator and laminate flooring.

Conservatory 13' 2" x 10' 9" (4.01m x 3.27m) UPVC double glazed french doors and windows to the rear.

Kitchen 16' 10" x 8' 6" (5.13m x 2.59m) UPVC double glazed window to the rear, a range of matching wall and base units with contrasting worktops, space and plumbing for dishwasher, space for fridge freezer, built in oven, gas hob with extractor hood above.

Utility room 8' 11" x 8' 3" (2.72m x 2.51m) UPVC double glazed door and window leading to the rear, space and plumbing for washing machine, laminate flooring and a radiator.

Downstairs WC 4' 5" x 4' 0" (1.35m x 1.22m) Low level WC, vanity sink unit and laminate flooring.

Bedroom One 11' 1" x 10' 9" (3.38m x 3.27m) UPVC double glazed window to the front elevation and a radiator.

Bedroom Two 13' 3" x 10' 9" (4.04m x 3.27m) UPVC double glazed window to the rear elevation, picture rail, fitted wardrobes and a radiator.

Bedroom Three 10' 1" x 8' 0" (3.07m x 2.44m) UPVC double glazed window to the rear elevation and a radiator.

Shower Room 8' 0" x 7' 5" (2.44m x 2.26m) Obscured glass UPVC double glazed window to the rear elevation, fully tiled shower cubicle, vanity sink unit and low level WC, part tiled walls, chrome ladder style radiator, inset ceiling lighting and laminate flooring.

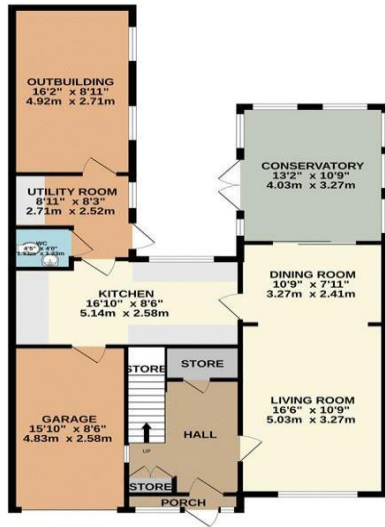
Garage 15' 10" x 8' 6" (4.82m x 2.59m)

Outbuilding (Original Garage) 16' 2" x 8' 11" (4.92m x 2.72m)

Rear Garden Lawn area and two decked patio area's enclosed by wooden fences and a range of well established shrubs and bushes,

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GROUND FLOOR
1030 sq.ft. (95.7 sq.m.) approx.



1ST FLOOR
456 sq.ft. (42.4 sq.m.) approx.



TOTAL FLOOR AREA: 1486 sq.ft. (138.1 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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Disclaimer:

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