

# *Callaghans*

Independent Estate Agents, Surveyors, Valuers and Mortgage Brokers

**116 Gladeside Road,**  
**Manchester, M22 9GT**



**£200,000**

**Three Bedroom Mid Terraced House**  
**Living Room With Living Flame Fire**  
**Dining Kitchen**  
**Three Bedrooms**  
**Family Bathroom With Spa Bath**  
**Rear Garden**  
**Off Road Parking**  
**No Chain**

Callaghans Estate Agents  
46 Church Road, Gatley, SK8 4NQ  
Telephone: 0161 491 4000, Fax: 0161 491 55 44  
Website: [www.callaghansltd.com](http://www.callaghansltd.com) Email: [admin@callaghansltd.com](mailto:admin@callaghansltd.com)

**This property is situated in a great location close to civic centre with all its amenities , shops, bus station, metro station. Also within easy reach of Manchester Airport, Wythenshawe Hospital and motorway links. The property comprises of ; Hallway, living room, kitchen, downstairs WC, three bedrooms, family bathroom, rear garden and a gated driveway providing off road parking to the front of the property.**

**Front** The front of the house is enclosed by wrought iron gates leading to the block paved driveway which provides the property with secure off road parking .

**Hallway** Composite Front Door, radiator and staircase leading to the first floor .

**Living Room** 12' 10" x 11' 10" (3.91m x 3.60m) UPVC double glazed window to the front aspect, living flame gas fire, laminate flooring and a radiator.

**Kitchen/Diner** 13' 11" x 8' 10" (4.24m x 2.69m) UPVC double glazed window to the rear and door leading to the rear garden, a range of wall and base units with contrasting work tops, stainless steel sink and drainer, built in oven and four ring gas hob with extractor hood above, space and plumbing for washing machine, space for dryer, space for free standing fridge freezer, extractor fan, radiator and a cupboard/pantry for storage.

**Downstairs WC** Obscured glass UPVC double glazed window to the rear, low level WC .

**First Floor Landing** Access to loft space .

**Bedroom One** 12' 8" x 11' 6" (3.86m x 3.50m) UPVC double glazed window to the front elevation, space for free standing furniture and a radiator.

**Bedroom Two** 12' 8" x 8' 11" (3.86m x 2.72m) UPVC double glazed window to the rear elevation, space for free standing furniture, radiator and laminate flooring.

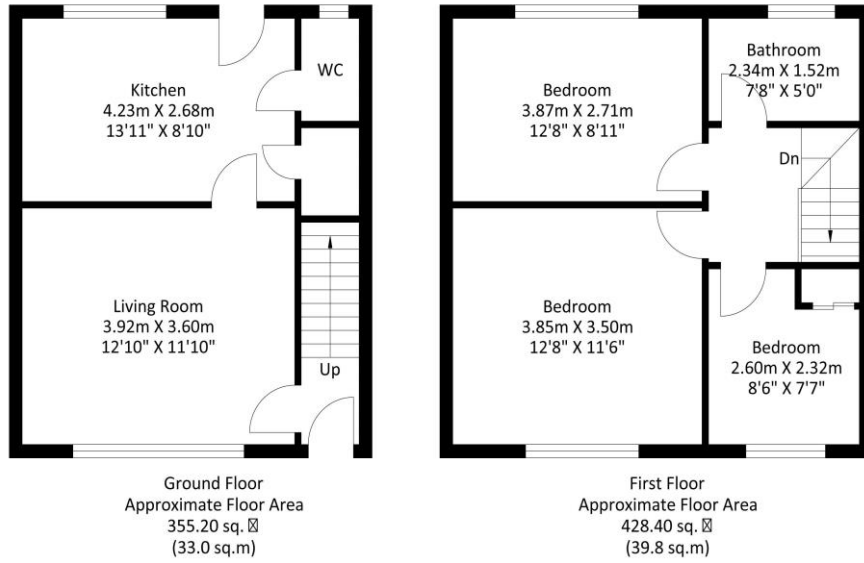
**Bedroom Three** 8' 6" x 7' 7" (2.59m x 2.31m) UPVC double glazed window to the front elevation, built in wardrobes, radiator and laminate flooring.

**Family Bathroom** 7' 8" x 5' 0" (2.34m x 1.52m) Obscured glass UPVC double glazed window to the rear elevation, corner spa bath with shower, pedestal wash basin, low level WC, part tiled walls, inset ceiling lighting, tiled flooring and extractor fan.

**Rear Garden** Block paved patio area and lawned area, outside water tap, the garden is enclosed by wooden fences.

**Callaghans Estate Agents**  
**46 Church Road, Gatley, SK8 4NQ**  
**Telephone: 0161 491 4000, Fax: 0161 491 55 44**  
**Website: [www.callaghansltd.com](http://www.callaghansltd.com) Email: [admin@callaghansltd.com](mailto:admin@callaghansltd.com)**

116 Gladeside Road ,Wythenshawe, M22 9GT



Approximate Gross Internal Area = 72.80 sq m / 783.61 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

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**