

Callaghans

Independent Estate Agents, Surveyors, Valuers and Mortgage Brokers

87 Fouracres Road,
Manchester, M23 1ES



£215,000

Beautiful Mature Gardens
No Upper Chain
In Need Of Modernisation
Large Corner Plot
Good Sized Internal Accommodation
Burglar Alarm System
Hive Heating System
Electric Car Charging Point
Walking Distance From Wythenshawe Hospital

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

Situated on a large corner plot this property features beautiful mature gardens to the side and rear and is being sold with no upper chain. In need of modernisation, this property offers good sized internal accommodation and is ideal for those seeking an opportunity to put their own stamp on a dream home or an investor alike. Electric car charging point. Walking distance from Wythenshawe Hospital this home is also conveniently placed for easy access to the Motorway networks.

Living Room 13' 11" x 11' 4" (4.24m x 3.45m) Large double windows, gas fire, opening to dining room.

Dining Room 10' 11" x 8' 3" (3.32m x 2.51m) Laminate flooring, patio door to the rear garden, opening to the kitchen.

Kitchen 10' 8" x 9' 2" (3.25m x 2.79m) Fitted wooden cabinetry, integrated 5 five gas hob, plumbing for washing machine, space for fridge/freezer, integrated dishwasher, larder storage, large window overlooking the rear garden, stainless steel sink with pressure wash hose.

WC 4' 1" x 2' 8" (1.24m x 0.81m) Panel wall tiles, WC and storage cabinet.

Conservatory 10' 7" x 8' 2" (3.22m x 2.49m) Spacious conservatory bringing the outside in with laminated flooring and wrap-around windows.

Bedroom 1 11' 6" x 11' 4" (3.50m x 3.45m)

Bedroom 2 13' 4" x 9' 3" (4.06m x 2.82m)

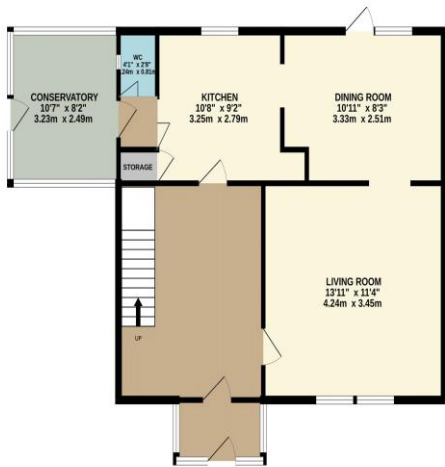
Bedroom 3 9' 8" x 8' 3" (2.94m x 2.51m)

Bathroom 6' 10" x 5' 11" (2.08m x 1.80m)

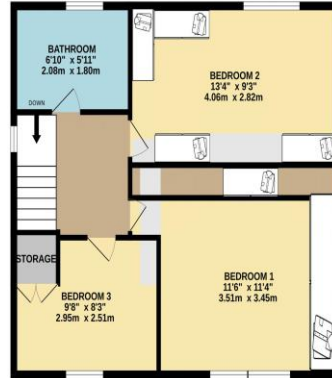
External Front Entrance path to the property, with covered front porch.

External Rear Stunning gardens to the rear and side. Enveloped in mature trees including apple trees and bamboo plants. Both gardens are laid to lawn accompanied by a variety of shrubs and plants. Fenced and walled for privacy, this garden is an idyllic countryside like haven.

GROUND FLOOR
862 sq.ft. (80.1 sq.m.) approx.



1ST FLOOR
730 sq.ft. (67.8 sq.m.) approx.



TOTAL FLOOR AREA: 1591 sq.ft. (147.8 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.
Made with Metropix ©2023

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**