

# *Callaghans*

Independent Estate Agents, Surveyors, Valuers and Mortgage Brokers

**13 West View Road,**  
**Manchester, M22 4LU**



**£250,000**

**Modern End Terrace  
Three Bedrooms  
Gardens and Driveway  
Spacious Dining Kitchen  
Freehold  
Council Band A**

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**This modern end-of-terrace home is a perfect blend of comfort and style, ideal for a growing family. The expansive lounge is designed for relaxation and social gatherings, seamlessly extending into a well-maintained garden through elegant patio doors. The heart of the home is the spacious family dining kitchen, equipped with modern amenities to cater to culinary adventures and family meals. The contemporary bathroom and three cozy bedrooms offer private spaces for rest and rejuvenation. Outside, the property boasts both front and rear gardens, providing ample space for outdoor activities and gardening enthusiasts. A driveway adds the convenience of off-street parking. This property is not just a house, but a warm and inviting home waiting to be filled with new memories.**

**Lounge** 18' 10" x 11' 2" (5.74m x 3.41m)

**Kitchen** 18' 10" x 11' 4" (5.74m x 3.45m)

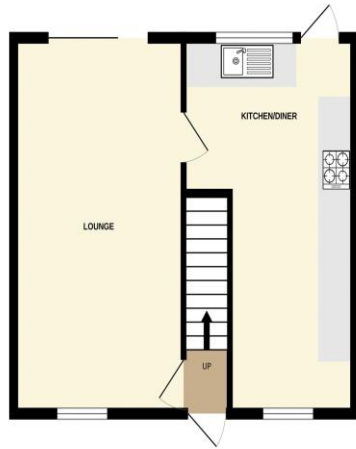
**Family Bathroom** 5' 5" x 5' 5" (1.66m x 1.66m)

**Bedroom One** 8' 6" x 13' 1" (2.6m x 3.98m)

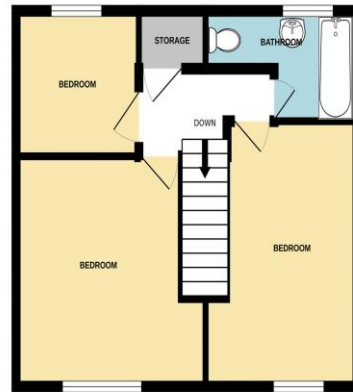
**Bedroom Two** 11' 6" x 10' 11" (3.5m x 3.33m)

**Bedroom Three** 7' 6" x 8' 5" (2.29m x 2.56m)

GROUND FLOOR  
423 sq.ft. (39.3 sq.m.) approx.



1ST FLOOR  
390 sq.ft. (36.2 sq.m.) approx.



TOTAL FLOOR AREA: 813 sq.ft. (75.5 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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