

Callaghans

Independent Estate Agents, Surveyors, Valuers and Mortgage Brokers

47 Bramcote Avenue,
Manchester, M23 1FX



£260,000

A Modern and Spacious Two Bedroom Semi Detached House
Through Lounge
Kitchen/Diner
Downstairs WC
Two Double Bedrooms
Family Bathroom
Amazing Garden Building/Studio/Office
Rear Garden With Lawn and Composite Decking

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A beautifully presented modern two bedroom semi detached house. Briefly comprising; Entrance hallway, living room, kitchen/diner, downstairs WC, two double bedrooms, family bathroom, studio/office building in rear garden composite decking and lawn area, the front of the property has driveway providing off road parking.

Front Wrought iron gates leading to driveway providing off road parking, gate giving access to the rear garden.

Entrance Hallway The property is accessed through a composite part glazed front door, radiator, laminate flooring and staircase to the first floor.

Ground Floor WC Obscured glass double glazed window, low level WC, pedestal wash basin with tiled splash back, radiator, extractor fan and laminate flooring.

Living Room 16' 7" x 10' 1" (5.05m x 3.07m) Dual aspect UPVC double glazed windows, UPVC double glazed French doors leading to the rear garden, two radiators and laminate flooring.

Kitchen/Diner 16' 3" x 7' 6" (4.95m x 2.28m) Dual aspect UPVC double glazed windows, a range of matching wall and base units with contrasting work tops and upstands, stainless steel sink and drainer with mixer tap, built in electric oven and hob with extractor hood above, radiator, laminate flooring, space and plumbing for washing machine, space for free standing fridge freezer and for dining table and chairs.

First Floor Landing Obscured glass UPVC double glazed window, fully boarded loft space accessed via a folding ladder and storage cupboard/airing cupboard.

Bedroom One 17' 2" x 10' 1" (5.23m x 3.07m) Dual aspect UPVC double glazed windows, radiator and laminate flooring.

Bedroom Two 10' 9" x 9' 8" (3.27m x 2.94m) UPVC double glazed window, built in wardrobe, radiator and laminate flooring.

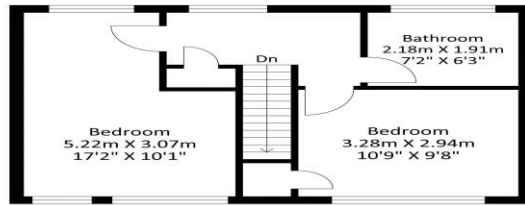
Family Bathroom 7' 2" x 6' 3" (2.18m x 1.90m) Obscured glass UPVC double glazed window, panelled bath with shower over, pedestal wash basin, low level WC, chrome ladder style radiator, part tiled walls, tiled flooring, extractor fan and inset ceiling lighting.

Studio/Office/Gym Garden building which can be used for various activities. Stainless steel sink and drainer with cupboards below, mirrored wall, separate cloakroom with low level WC and wash hand basin.

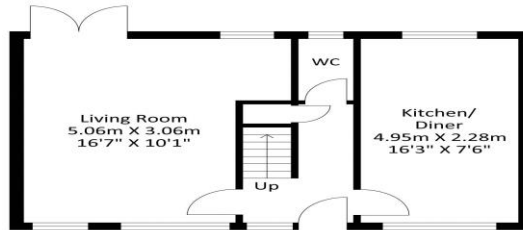
Rear Garden Lawned area, composite decking enclosed by wooden fences.

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First Floor
Approximate Floor Area
388.57 sq. ft
(36.1 sq.m)



Ground Floor
Approximate Floor Area
388.57 sq. ft
(36.1 sq.m)

Approximate Gross Internal Area = 72.2 sq m / 777.14 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**