



73 Calve Croft Road
Manchester M22 5FY
£330,000



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Offered for sale with no onward chain, this attractive modern semi-detached home offers well-proportioned accommodation which comprises: Entrance hallway, living room and a downstairs WC. An impressive open-plan dining kitchen features a central island, bi-folding doors and two roof windows.

To the first floor is a landing and three well-proportioned bedrooms. A family bathroom is fitted with a white suite with shower above the bath.

The house stands behind a garden area with a driveway leading alongside the property, providing off-road parking space for two vehicles. To the rear is a larger than average garden which is laid to lawn. There is a seating area and decorative borders.

Calve Croft Road is well-placed for access to transport networks, with Metrolink and Rail stations nearby, plus easy access to the M56/M60 motorways and Manchester Airport. There are plentiful amenities and popular schools for all age groups available in the locality.

This property offers stylish and well-presented accommodation which will appeal to a wide range of purchasers. An early internal viewing is recommended.

- Gas Central Heating
- PVCU Double Glazing
- Superb Open-Plan Dining Kitchen
- Downstairs WC
- Three Bedrooms
- Family Bathroom
- Driveway
- Gardens
- Viewing Essential
- No Onward Chain

Entrance Hallway

Living Room
14'4" x 12'4" red to 8'10"

Dining Kitchen
16'0" x 15'6"

Downstairs WC
3'2" x 5'6"

First Floor Landing

Bedroom One
12'4" max x 15'6" max

Bedroom Two
11'5" x 8'1"

Bedroom Three
12'3" red to 7'11" x 6'11"

Bathroom
5'10" x 7'6"

Externally

The property stands behind a garden area with a driveway providing off road parking space.

To the rear is a well-proportioned lawned garden with a seating area and decorative borders.

Leasehold Information

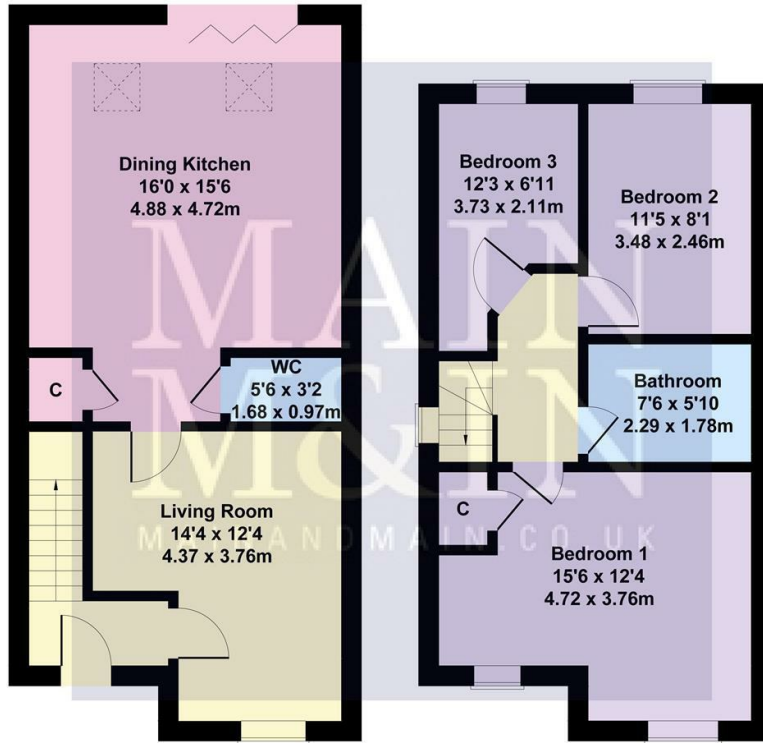
269 Years Remaining of a 275 year lease which commenced 12/04/2019

Ground rent : TBC

Tenure: Leasehold

Council Tax: Manchester C





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To view this property call Main & Main on 0161 437 1338



Cheadle Hulme Office 29 Station Road ♦ Cheadle Hulme ♦ Stockport ♦ SK8 5AF ♦ 0161 485 1919

Lettings (1st Floor) 198 Finney Lane ♦ Heald Green ♦ Stockport ♦ SK8 3QA ♦ Lettings ♦ 0161 491 6666

Heald Green (Head Office) 198 Finney Lane ♦ Heald Green ♦ Stockport ♦ SK8 3QA ♦ Sales 0161 437 1338 ♦ Auctions ♦ 0161 437 5337

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England & Wales	
EU Directive 2002/91/EC	
Very environmentally friendly - lower CO2 emissions (92 plus)	A
(81-91)	B
(69-80)	C
(55-68)	D
(39-54)	E
(21-38)	F
(1-20)	G
Not environmentally friendly - higher CO2 emissions	

England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs (92 plus)	A
(81-91)	B
(69-80)	C
(55-68)	D
(39-54)	E
(21-38)	F
(1-20)	G
Not energy efficient - higher running costs	

Special Note - The price is correct at the time of going to print, we advise customers to enquire the price of specific properties prior to viewing. We reserve the right to amend/improve the specification at any time. Any special offer relating is offered at the asking price stated and is subject to terms and conditions.
 NB - The services, appliances and heating systems have not been tested and therefore no warranty can be given or implied as to their working order. They should therefore be verified on survey by any prospective purchaser. All measurements are approximate.
 Tenure - To be confirmed with a solicitor at point of sale.
 Call Monitoring System - Please note that all our calls are recorded for monitoring and training purposes.

