



70 Calve Croft Road  
Manchester M22 5FU  
Offers Over £500,000

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# 70 Calve Croft Road

## Manchester M22 5FU

### Offers Over £500,000

Significantly extended and now providing a total of circa 2,000 sq feet of accommodation, this well-presented home offers flexible living space which will appeal to those with larger families and multi-generational requirements in particular.

The house forms part of a popular residential area, well-placed for access to amenities and transport networks, with schools catering for all age groups also nearby.

An entrance hallway leads to the heart of the house: A modern fitted dining kitchen, with a central island with inbuilt boiling water tap and waste disposal unit. Doors lead through into the conservatory which overlooks the garden. There is a spacious living room, with a second reception room forming part of the extension and incorporating a utility room and WC. There is a second downstairs WC off the hallway.

Upstairs are six bedrooms, the principal bedroom boasting a large en-suite bathroom. A family bathroom completes the accommodation.

The property stands behind a garden area with a wide four-vehicle driveway providing off road parking space and leading to a garage/store room. To the rear is a well-proportioned garden which features natural and artificial lawn sections, a covered area and a raised deck with pergola feature.

This is an unusually large property which is sure to impress. The house represents a rare opportunity and it simply must be viewed.

- Gas Central Heating
- PVCU Double Glazing
- Solar Panels (Leased Roof Space)
- Versatile Extended Accommodation
- Six Bedrooms
- Two Bathrooms
- Two Additional WCs
- Three Reception Rooms
- Driveway and Gardens

Entrance Hallway  
6'5 max x 13'1 max

Downstairs WC  
5'2 x 5'2

Living Room  
18'8 x 10'5

Dining Kitchen  
13'11 red to 12'10 x 19'0

Conservatory  
9'0 x 9'2

Sitting Room  
21'7 max x 13'7 red to 8'8  
Incorporates additional WC

Utility Room  
12'6 x 4'7

First Floor Landing

Bedroom One  
16'4 red to 13'5 x 13'7

En-Suite Bathroom  
6'3 x 9'10

Bedroom Two  
9'0 x 12'10 max

Bedroom Three  
11;11 x 1'5

Bedroom Four  
13'0 max x 9'8 max

Bedroom Five  
9'4 x 8'8

Bedroom Six/Study  
6'5 x 10'5

Family Bathroom  
5'5 x 6'6

Integral Garage/Store  
7'7 x 13'7

Externally

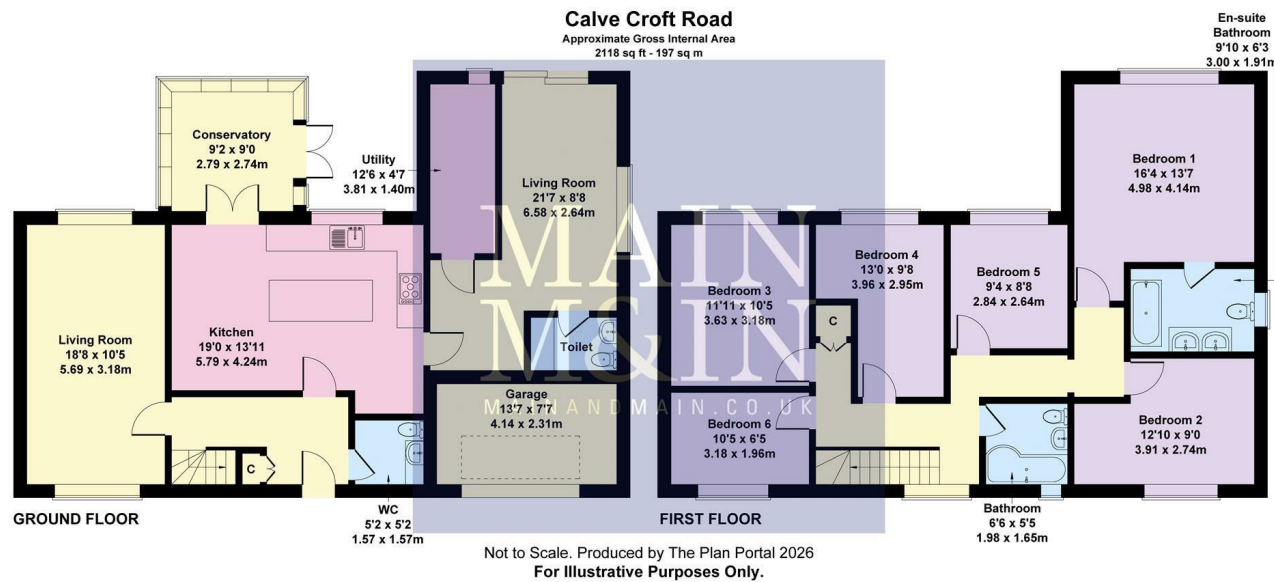
A garden area fronts the property, alongside a wide driveway which provides off road parking space for four vehicles.

To the rear is a well-proportioned garden with covered area, seating area, decking with pergola, lawn and an artificial lawn.

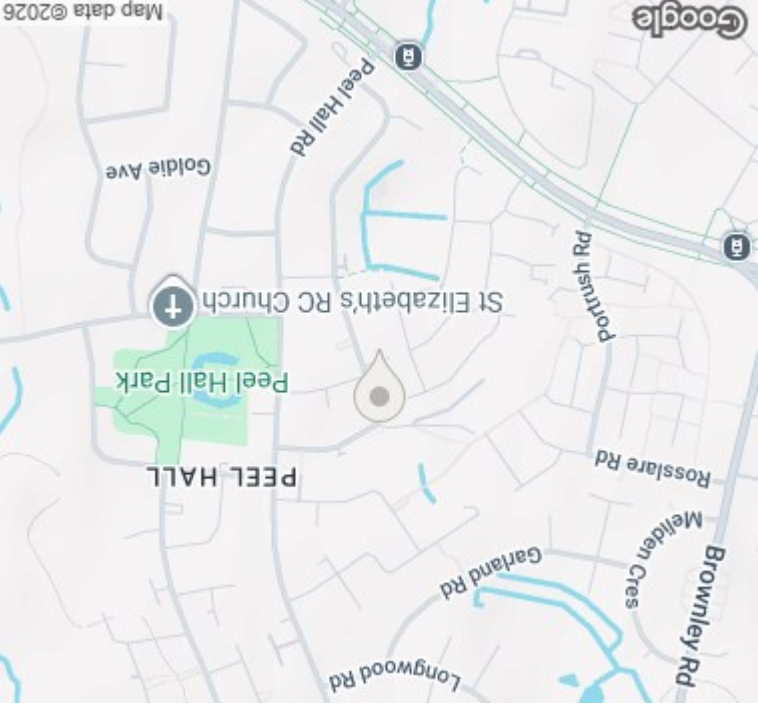
Additional Note

The property has an array of solar panels installed: Full details to follow.

Tenure: Freehold  
Council Tax: Manchester B



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



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.

| Energy Efficiency Rating                            |             |
|-----------------------------------------------------|-------------|
| EU Directive 2002/91/EC                             |             |
| Very energy efficient - lower running costs         | A (92 plus) |
| Energy efficient - lower running costs              | B (81-91)   |
| Decent                                              | C (69-80)   |
| Poor                                                | D (55-68)   |
| Very poor                                           | E (39-54)   |
| Very poor                                           | F (21-38)   |
| Very poor                                           | G (1-20)    |
| Not environmentally friendly - higher CO2 emissions |             |
| EU Directive 2002/91/EC                             |             |
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| Energy efficient - lower CO2 emissions              | B (81-91)   |
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| Poor                                                | D (55-68)   |
| Very poor                                           | E (39-54)   |
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