

# *Callaghans*

Independent Estate Agents, Surveyors, Valuers and Mortgage Brokers

**22 Patch Croft Road,**  
**Manchester, M22 5JS**



**£465,000**

**A Fantastic Four Bedroom Detached House  
Situated In A Popular Location Close To Heald Green Village  
Lounge, Dining Room & Kitchen  
Bathroom & Separate WC  
A Short Distance To Manchester Airport &  
Wythenshawe Hospital  
Integral Garage  
Off Road Parking & Large Rear Garden**

Callaghans Estate Agents  
46 Church Road, Gatley, SK8 4NQ  
Telephone: 0161 491 4000, Fax: 0161 491 55 44  
Website: [www.callaghansltd.com](http://www.callaghansltd.com) Email: [admin@callaghansltd.com](mailto:admin@callaghansltd.com)

A FANTASTIC four bedroom detached house offered for sale with no onward chain, situated in a popular location, close to Heald Green Village. Close to Manchester Airport and Wythenshawe Hospital, shops, local schools, motorway links and public transport including the new metrolink service. This property has plenty of character and offers spacious accommodation throughout comprising; entrance porch and hallway, lounge, dining room, kitchen, integral garage, four good size bedrooms, bathroom and separate WC. Large rear garden and off road parking on driveway. A beautiful style property which must be viewed!

**Entrance Porch** UPVc double glazed windows and door to porch. Entrance door to hallway.

**Entrance Hall** A long hallway with radiator and under stairs storage. Stairs to first floor.

**Dining Room** 13' 0" x 11' 0" (3.96m x 3.35m) A good size reception room with a double glazed bay window to the front aspect and a window to the side aspect. TV and telephone points and radiator.

**Living Room** 13' 3" x 11' 0" (4.04m x 3.35m) A second spacious reception room with double glazed windows to the side and rear aspects. Gas fireplace, TV and telephone points and radiator.

**Kitchen** 14' 6" x 8' 0" (4.42m x 2.44m) A good size kitchen fitted with matching wall and base units and hard worktop surfaces with an inset stainless steel sink. Space and plumbing for kitchen appliances. Two double glazed windows to the rear overlooking the garden and radiator. Door to the side.

**First Floor Landing** Stairs to landing. Access to all first floor accommodation and loft space.

**Master bedroom** 14' 0" x 13' 0" (4.26m x 3.96m) A large double bedroom with a double glazed bay window to the front elevation and double glazed windows to the front and side elevations. Radiator.

**Bedroom Two** 13' 3" x 9' 2" (4.04m x 2.79m) Built in wardrobes, double glazed windows to the side and rear elevations and radiator.

**Bedroom Three** 16' 0" x 8' 0" (4.87m x 2.44m) Built in wardrobes, double glazed windows to the front and side elevations, radiator and storage cupboard with double glazed window to the front elevation.

**Bedroom Four** 8' 0" x 8' 0" (2.44m x 2.44m) A good size fourth bedroom with a double glazed window to the rear elevation and radiator.

**Bathroom** 8' 3" x 5' 0" (2.51m x 1.52m) Comprising a pedestal wash hand basin and panelled bath with overhead shower. Tiled walls and vinyl floor. Double glazed decorative glass window and radiator. Storage cupboard.

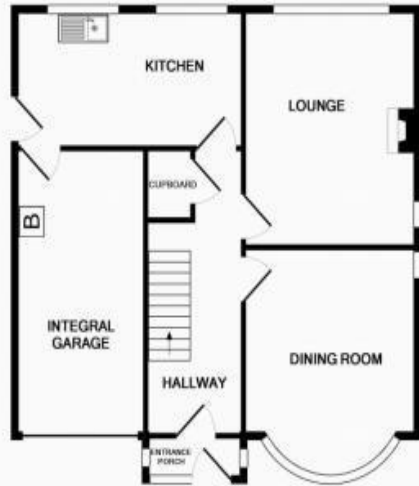
**Separate WC** Low level WC. Double glazed decorative glass window and part tiled walls.

**Integral Garage** 16' 0" x 8' 4" (4.87m x 2.54m) Providing useful storage space with power and lighting. Wall mounted combi boiler. Access via up and over door to front.

## Outside

**Gardens** To the front there is a garden laid to lawn with plants and shrubs. Off road parking on driveway. To the rear there is a large garden laid to lawn and a patio area with plants, shrubs and hedges along the borders.

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GROUND FLOOR  
APPROX. FLOOR  
AREA 636 SQ.FT.  
(59.1 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 621 SQ.FT.  
(57.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 1257 SQ.FT. (116.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 listed and no guarantee as to their operability or efficiency can be given.

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