

# *Callaghans*

Independent Estate Agents, Surveyors, Valuers and Mortgage Brokers

**56 Stancliffe Road,**  
**Manchester, M22 4UR**



**£300,000**

**Spacious Semi-Detached  
Disability Access/Adapted  
Garden Room  
Conservatory  
Modern Blue Shaker Kitchen  
Wetroom  
Large Wrap-round Garden  
Freehold**

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)

The thoughtful design of this semi-detached house showcases a commitment to accessibility and comfort. By combining two bedrooms into one, the home offers a spacious environment that can easily accommodate individuals with disabilities. The inclusion of a lift from the living room to the main bedroom is a testament to the home's adaptability, ensuring that it can meet the needs of various residents. The vendor is prepared to return the property back to its original configuration for the right buyer. Whether these adaptations remain a feature or is removed, this house's flexible layout and accessible features make it a welcoming space for everyone.

This property offers a harmonious blend of classic charm and modern convenience. The spacious lounge, accentuated by the natural light from the bay window, provides a welcoming atmosphere for relaxation or entertaining guests. The heart of the home, a modern blue shaker style kitchen, is equipped with a range oven that promises culinary delights. The large conservatory extends the living space and invites the outdoors in, perfect for enjoying the view of the expansive wrap-around garden. The garden room, nestled within this green oasis, offers flexibility for a private office or a leisurely retreat with a hot tub. The bathroom's modern tiled wet room design adds a touch of luxury and ease of maintenance. The master bedroom, expanded by combining it with another bedroom, creates an exceptionally spacious area for rest and rejuvenation. Additionally, the double-sized rear bedroom ensures ample space for family or guests. This property, with its thoughtful layout and features, seems to be an idyllic setting for both comfortable living and working.

**Lounge** 17' 11" x 10' 2" (5.46m x 3.11m)

**Kitchen** 14' 10" x 8' 8" (4.51m x 2.65m)

**Conservatory** 12' 7" x 15' 9" (3.83m x 4.81m)

**Garden Room** 17' 1" x 9' 8" (5.2m x 2.95m)

**Bathroom** 4' 10" x 7' 5" (1.47m x 2.25m)

**Bedroom One** 11' 8" x 17' 11" (3.55m x 5.46m)

**Bedroom Two** 8' 11" x 11' 7" (2.72m x 3.52m)

**Downstairs Toilet** 2' 7" x 5' 0" (0.8m x 1.52m)

**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)

GROUND FLOOR  
713 sq. ft. (66.2 sq.m.) approx.



1ST FLOOR  
337 sq. ft. (31.3 sq.m.) approx.



TOTAL FLOOR AREA - 1050 sq. ft. (97.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, floors 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.  
Made with Metropex i20214

**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**