

Callaghans

Independent Estate Agents, Surveyors, Valuers and Mortgage Brokers

109 Calve Croft Road,
Manchester, M22 5EY



£360,000

**Spacious Semi-Detached
Gardens and Driveway
Modern Bathroom
Upstairs and Downstairs Toilet Room
Three Bedrooms
Through Lounge**

Callaghans Estate Agents
46 Church Road, Gatley, SK8 4NQ
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Callaghans are pleased to offer for sale this well presented spacious semi-detached property in popular Peel Hall area of Manchester. This Bay fronted property has plenty of curb appeal with its front garden and driveway. Inside you will be impressed with the amount of natural light filling the lounge from the windows and patio doors. The modern kitchen overlooks the large rear garden, the kitchen has an array of floor and wall units with plenty of worktop to prepare culinary delight. Off the kitchen is a utility room and a convenient toilet under the stairs. On the first floor is the modern bathroom with walk in shower and vanity sink. The bathroom is complimented by a separate toilet. The two double bedrooms have fitted wardrobes, while the third is a good single room. Its location is a sought after with good schools and shops close by, while transport needs are catered by motorway and airport a short drive away. The property is chain free and could be yours with ease. Contact Callaghans now to find out more.

Lounge 10' 8" x 25' 3" (3.25m x 7.7m)

Kitchen 15' 0" x 7' 10" (4.56m x 2.39m)

Downstairs Toilet 4' 9" x 2' 4" (1.46m x 0.7m)

Utilipy Room 4' 0" x 8' 0" (1.23m x 2.44m)

Family Bathroom 5' 5" x 7' 6" (1.64m x 2.29m)

Toilet 2' 9" x 4' 9" (0.85m x 1.45m)

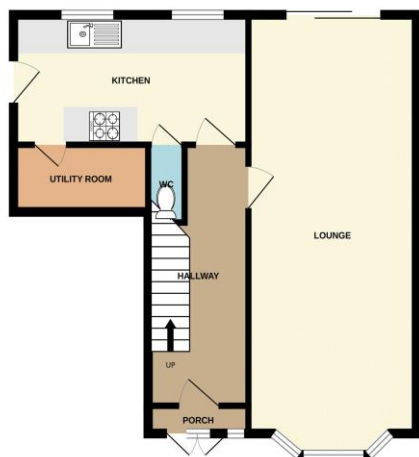
Bedroom One 13' 3" x 9' 5" (4.05m x 2.86m)

Bedroom Two 9' 5" x 11' 11" (2.86m x 3.64m)

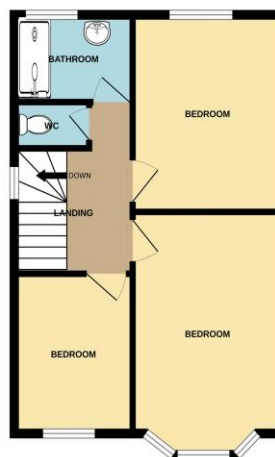
Bedroom Three 7' 1" x 9' 9" (2.17m x 2.96m)

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GROUND FLOOR
540 sq.ft. (50.1 sq.m.) approx.



1ST FLOOR
438 sq.ft. (40.7 sq.m.) approx.



TOTAL FLOOR AREA: 977 sq.ft. (90.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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 tested and no guarantee as to their operability or efficiency can be given.
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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**