

Callaghans

Independent Estate Agents, Surveyors, Valuers and Mortgage Brokers

30 Holliney Road,
Manchester, M22 5JE



Offers Over £600,000

An Immaculate, Extended Detached House
Perfect Car Enthusiasts Home
Large attached Garage
Extensive Parking
Expansive Living area
Four Double Bedrooms
Three Modern Bathrooms
Secure Electric Gates

Callaghans Estate Agents
46 Church Road, Gatley, SK8 4NQ
Telephone: 0161 491 4000, Fax: 0161 491 55 44
Website: www.callaghansltd.com Email: admin@callaghansltd.com

A CAR ENTNUSIASTS DREAM HOME. Callaghans are pleased to offer for sale this special property with something for all the family. The house is spacious and well appointed with four double bedrooms and three bathrooms, for all the family to enjoy, whilst you enjoy the two spacious workshops with parking for all your vehicles. The property has a large electrical gate at the front and one at the side keeping the perimeter secure. Once inside you are greeted with the welcoming hallway with the first of the stylish bathrooms off it. The lounge runs the length of the property with large window to the front and double doors opening into the expansive sunroom at the rear. The sunroom is the ideal family space with orangery roof lighting the room. At the rear of the sunroom is the well equipped kitchen, with white gloss units, enabling your culinary creations take shape. The sunroom overlooks the rear paved garden which contains the detached garage. To the side is the spectacular workshop with full width roller doors at both ends and skylights lighting the space. This space is a perfect area to store and prepare your vehicles, the floor has specialist matting adding to the luxury the space provides. On the first floor is the tiled family bathroom with jacuzzi bath to relax in after all your hard work. The front double bedroom has fitted mirror wardrobes, while the rear fitted wardrobes has a surprise shower unit behind one of the doors. There is another double bedroom on this floor. On the second floor is a master suite with en-suite in the eaves. There is also added storage in the eaves as well. This property is very special and would be an ideal family home, while providing excellent workshop space to indulge your other passion.

Entrance Porch

Attached Double Garage 17' 5" x 29' 6" (5.32m x 9m)

Reception Hall 10' 4" x 9' 0" (3.15m x 2.74m)

Downstairs Bathroom 4' 6" x 7' 8" (1.38m x 2.34m)

Through Lounge 265' 9" x 11' 0" (81m x 3.35m)

Rear Sunroom 18' 1" x 19' 8" (5.5m x 6m)

Kitchen 10' 1" x 8' 1" (3.07m x 2.46m)

First Floor Landing

Rear Bedroom Suite 13' 6" x 8' 10" (4.11m x 2.69m)

Secret Shower

Front Double Bedroom 11' 1" x 10' 5" (3.38m x 3.17m)

Bedroom Three 10' 5" x 8' 2" (3.17m x 2.49m)

Family Bathroom 7' 3" x 8' 0" (2.2m x 2.44m)

Attic Master Suite 12' 10" x 11' 6" (3.92m x 3.5m)



TOTAL FLOOR AREA : 2184 sq.ft. (202.9 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.
Made with Metropix. ©2024

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**