

# *Callaghans*

Independent Estate Agents, Surveyors, Valuers and Mortgage Brokers

**3 Ringmer Drive,**  
**Manchester, M22 1NP**



**£300,000**

**Spacious Semi Detached**  
**Four Bedrooms**  
**Two Receptions**  
**Solar Panels**  
**Off Road Parking**  
**Front and Rear Gardens**  
**EPC C Rating**  
**Popular Location**

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)

## **Spacious Four-Bedroom Family Home with Wraparound Garden and Excellent Location.**

If you're looking for a large, well-located family property with plenty of space to grow into, this is the one. This substantial home ticks all the key boxes—close to a tram stop, schools, and shops, with off-road parking and a wraparound garden—it's ready to become your family's ideal home.

Step into the spacious hallway, the central hub of the property, offering access to two generous reception rooms, each filled with natural light from large bay windows. The kitchen, located at the rear, features modern units lining two walls, creating ample workspace and storage. Behind the kitchen is a utility room, ideal for keeping laundry out of sight and maintaining an organised household.

The rear garden offers plenty of outdoor space for children to play, summer gatherings, or simply relaxing.

Upstairs, the family bathroom comes with a traditional suite and over-bath shower, while all four bedrooms are doubles—a rare and valuable feature that ensures every member of the family has room to relax and unwind.

This property is ready for a new owner to upgrade and add their own personal style, making it an exciting opportunity for those seeking space, location, and potential. It is also energy efficient with solar panels and EPC C rating.

Contact Callaghans now to arrange your viewing and take the first step toward making this spacious family home your own.

**Lounge One** 9' 7" x 11' 4" (2.91m x 3.46m)

**Lounge Two** 12' 7" x 12' 4" (3.84m x 3.75m)

**Kitchen** 9' 2" x 10' 4" (2.8m x 3.14m)

**Utility room** 9' 2" x 10' 4" (2.8m x 3.14m)

**Rear Garden**

**Downstairs Toilet** 4' 4" x 2' 9" (1.32m x 0.83m)

**Family Bathroom** 6' 6" x 6' 0" (1.98m x 1.83m)

**Bedroom One** 11' 5" x 9' 6" (3.47m x 2.89m)

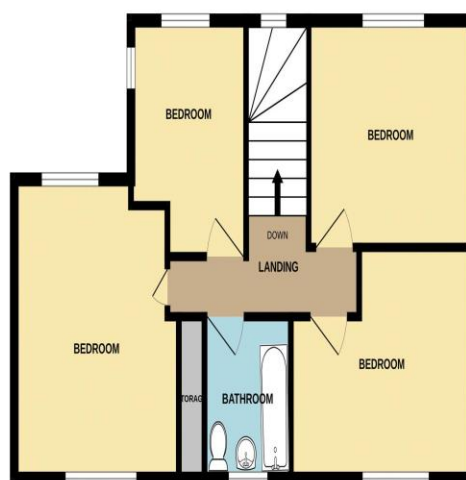
**Bedroom Two** 9' 8" x 12' 5" (2.95m x 3.79m)

**Bedroom Three** 10' 2" x 7' 10" (3.09m x 2.4m)

GROUND FLOOR  
581 sq.ft. (54.0 sq.m.) approx.



1ST FLOOR  
551 sq.ft. (51.2 sq.m.) approx.



TOTAL FLOOR AREA : 1132 sq.ft. (105.2 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**