

Callaghans

Independent Estate Agents, Surveyors, Valuers and Mortgage Brokers

22 Fairmead Road,
Manchester, M23 0DS



£330,000

Spacious Semi-Detached
Extensive Gardens
Detached Garage
Four Bedrooms
Downstairs Toilet
Short Lease, Cash Sale Only

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

Callaghans are pleased to offer for sale this generously sized four-bedroom semi-detached property in the heart of Northern Moor. Set on an extensive plot, the home provides ample outdoor space to enjoy, with plenty of potential for future extension (subject to planning permission).

Step through the front door into a welcoming hallway that provides access to all main living areas. The kitchen, located at the side of the property, features a range of fitted floor and wall units, as well as direct access to the garden. The spacious lounge spans the width of the property, enhanced by a large bay window and patio doors that flood the room with natural light and offer seamless access to the rear garden. Through elegant French doors, the dining room provides a perfect space for family meals and entertaining guests. As you ascend the stairs, you'll notice the convenience of a downstairs toilet.

The first floor boasts a spacious landing leading to four well-proportioned bedrooms, ensuring every family member has their own private space to unwind. The modern family bathroom, complete with a modern suite and an over-bath shower, completes the upper level.

The property is available for sale with a short lease, offering a fantastic opportunity for cash buyers looking to extend the lease or purchase the freehold. This is reflected in the low sale price, making it an excellent investment opportunity.

Don't miss out on this fantastic home—contact Callaghans today for further details and to arrange a viewing!

Lounge 18' 10" x 12' 1" (5.74m x 3.68m)

Dining Room 13' 1" x 9' 10" (4m x 3m)

Kitchen 15' 3" x 8' 4" (4.66m x 2.53m)

Downstairs Toilet 3' 1" x 8' 5" (0.95m x 2.56m)

Family Bathroom 8' 9" x 8' 4" (2.66m x 2.54m)

Bedroom One 10' 9" x 8' 6" (3.27m x 2.6m)

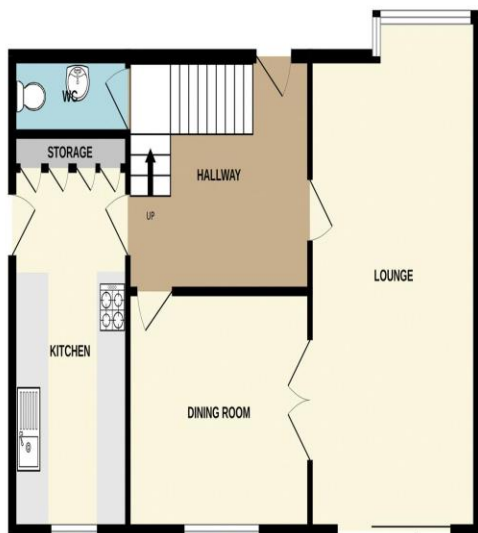
Bedroom Two 10' 0" x 16' 4" (3.06m x 4.99m)

Bedroom Three 10' 11" x 10' 0" (3.32m x 3.06m)

Bedroom Four 8' 4" x 9' 11" (2.54m x 3.03m)

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

GROUND FLOOR
667 sq.ft. (61.9 sq.m.) approx.



1ST FLOOR
655 sq.ft. (60.9 sq.m.) approx.



TOTAL FLOOR AREA : 1322 sq.ft. (122.8 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.

Made with Metropix ©2025

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**