

# *Callaghans*

Independent Estate Agents, Surveyors, Valuers and Mortgage Brokers

**113 Stancliffe Road,**  
**Manchester, M22 4PH**



**£335,000**

**Stylish Semi-Detached  
Three Bedrooms plus Attic room  
Ideap Entertaining  
Garage and Home Pub.  
White Gloss Kitchen  
Luxury Bathroom  
Conservatory  
Off Road Parking**

Callaghans Estate Agents  
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## **Stylish Extended Semi-Detached with Garden Pub & Versatile Living .**

Callaghans are pleased to offer for sale this stylish and extended semi-detached property in popular Sharston. Perfect for those who love to entertain family and friends, this home offers exceptional indoor and outdoor living spaces, including a conservatory, landscaped garden, and fully fitted garden pub.

To the front of the property is a cosy lounge with a bay window that fills the room with natural light, creating the perfect spot to unwind. French doors lead through to the spacious kitchen, fitted with white gloss floor and wall units and integrated appliances along three walls—ideal for showcasing your culinary skills. From the kitchen, patio doors open into the generous conservatory, a bright and relaxing space that looks out over the extensive garden.

The garden has been thoughtfully designed to suit both adults and children, with separate zones for relaxing and play, making it the ultimate social and family-friendly environment.

A special feature of this property is the fully fitted garden pub, offering a unique and fun entertaining space. It also presents excellent potential as a home office or gym. Adjacent to the pub is a garage/workshop, further enhancing the flexibility of the ground floor layout.

Upstairs, the luxury family bathroom boasts his and hers sinks and a modern suite with an over-bath shower. The three well-proportioned bedrooms provide plenty of space for the family to retreat and relax. The converted attic adds a final flourish, offering a fantastic fourth bedroom or playroom.

With its versatile layout, unique features, and entertainment-ready garden, this is a home that really does have it all. Contact Callaghans today to arrange your viewing – this exceptional property won't be available for long!

**Lounge** 11' 6" x 14' 0" (3.51m x 4.26m)

**Kitchen** 14' 8" x 9' 10" (4.47m x 3m)

**Conservatory** 9' 2" x 13' 9" (2.8m x 4.2m)

**Garden Pub** 8' 3" x 16' 3" (2.51m x 4.95m)

**Garage** 8' 3" x 15' 5" (2.52m x 4.7m)

**Garden**

**Family Bathroom** 7' 9" x 5' 11" (2.35m x 1.8m)

**Master bedroom** 11' 6" x 10' 0" (3.5m x 3.05m)

**Second Bedroom** 8' 11" x 10' 2" (2.71m x 3.11m)

**Third Bedroom** 7' 9" x 8' 6" (2.35m x 2.6m)

**Attic Bedroom** 9' 10" x 12' 8" (3m x 3.85m)

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TOTAL FLOOR AREA: 1307 sq.ft. (121.4 sq.m.) approx.

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