

# *Callaghans*

Independent Estate Agents, Surveyors, Valuers and Mortgage Brokers

**36 Pasture Field Road,**  
**Manchester, M22 5JU**



**£530,000**

**Stylish Detached Home**  
**Four Double Bedrooms**  
**Modern Kitchen**  
**Two Receptions**  
**Landscaped Gardens**  
**Garage and Driveway**

Callaghans Estate Agents  
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Callaghans are delighted to present this beautifully extended detached family home on Pasturefield in the highly desirable Heald Green area. Offering a perfect blend of space, style and functionality, this property is designed for modern family living.

Step into the bright and airy hallway which provides access to all rooms. The generous lounge is a particular highlight, featuring an attractive inglenook fireplace, large windows flooding the space with natural light, and patio doors opening onto the landscaped garden. The charming cottage-style kitchen is both practical and stylish, with space for a range cooker, integrated appliances, and a breakfast bar, ideal for casual dining. Adjacent to the kitchen is a versatile additional reception room, ideal as a second lounge or formal dining area, also benefitting from patio doors to the garden. The thoughtfully designed outdoor space offers plenty of room for relaxation and play, while the integrated garage provides valuable storage or parking.

Upstairs, the family bathroom features tiled walls and a modern suite with an over-bath shower. The spacious master bedroom boasts a stylish en-suite with a corner shower, while three additional double bedrooms ensure everyone in the family has their own comfortable space.

This exceptional home combines character features with modern living spaces and must be viewed to be fully appreciated. With its prime location in Heald Green, early viewing is highly recommended to avoid disappointment. Contact Callaghans today to arrange your viewing.

**Lounge** 10' 4" x 26' 1" (3.15m x 7.95m)

**Kitchen** 8' 5" x 13' 9" (2.56m x 4.18m)

**Dining/Sun Room** 15' 0" x 8' 5" (4.56m x 2.56m)

**Family Bathroom** 7' 9" x 8' 5" (2.35m x 2.56m)

**Master bedroom** 17' 10" x 8' 6" (5.43m x 2.59m)

**En-suite** 8' 5" x 7' 4" (2.56m x 2.23m)

**Bedroom Two** 10' 2" x 11' 4" (3.1m x 3.45m)

**Bedroom 3** 14' 3" x 10' 4" (4.34m x 3.15m)

**Bedroom Four** 10' 8" x 8' 5" (3.25m x 2.57m)

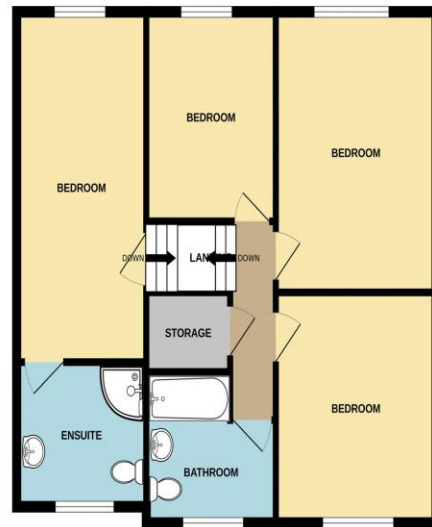
**Garage** 13' 5" x 9' 0" (4.1m x 2.75m)

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GROUND FLOOR  
771 sq.ft. (71.6 sq.m.) approx.



1ST FLOOR  
704 sq.ft. (65.4 sq.m.) approx.



TOTAL FLOOR AREA : 1475 sq.ft. (137.0 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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