

Callaghans

Independent Estate Agents, Surveyors, Valuers and Mortgage Brokers

2 Lings Walk,
Manchester, M22 5FX



£475,000

Large Corner Plot
Three Receptions
Three Double Bedrooms
Detached
Downstairs Toilet
Large Driveway

Callaghans Estate Agents
46 Church Road, Gatley, SK8 4NQ
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Callaghans are pleased to offer for sale this spacious detached property, set on a generous corner plot in the sought-after Peel Hall area. Offering three reception rooms and three double bedrooms, this versatile home has lots of potential for growing families or those seeking flexible living space.

On entering the open hallway, you're welcomed into a bright and airy layout with access to a front reception room — ideal as a formal lounge, playroom, home office, or even a ground-floor bedroom — along with a convenient downstairs WC. The heart of the home is the generously sized central lounge, offering a comfortable space for relaxing and entertaining, with access to the kitchen and staircase to the upper floor. Beyond this is a third reception room, providing even more living flexibility.

Upstairs, the first floor offers three well-proportioned double bedrooms and a modern family bathroom, designed as a stylish and practical wet room. Externally, the corner plot allows for a sense of privacy and space, with scope for future development or landscaping (subject to planning).

This is a rare opportunity to secure a substantial family home in a popular residential location. Contact Callaghans today to arrange your viewing.

Hallway 8' 4" x 8' 6" (2.55m x 2.6m)

Front Lounge 16' 5" x 8' 5" (5m x 2.56m)

Central Lounge 16' 5" x 20' 6" (5m x 6.25m)

End Lounge 16' 5" x 10' 10" (5m x 3.31m)

Kitchen 8' 2" x 8' 0" (2.48m x 2.45m)

Downstairs Toilet 3' 1" x 6' 0" (0.95m x 1.83m)

Family Bathroom 6' 4" x 7' 3" (1.92m x 2.2m)

Bedroom One 10' 11" x 16' 5" (3.33m x 5m)

Bedroom Two 9' 1" x 9' 7" (2.77m x 2.93m)

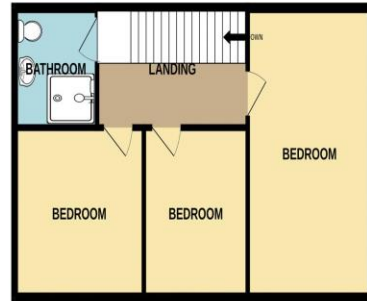
Bedroom Three 11' 3" x 9' 7" (3.43m x 2.92m)

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GROUND FLOOR
752 sq.ft. (69.9 sq.m.) approx.



1ST FLOOR
514 sq.ft. (47.8 sq.m.) approx.



TOTAL FLOOR AREA: 1267 sq.ft. (117.7 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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