

Callaghans

Independent Estate Agents, Surveyors, Valuers and Mortgage Brokers

114 Haslington Road,
Manchester, M22 5HR



1,300pcm

Spacious Three Bedroom Semi Detached House
Recently Refurbished Throughout
New Kitchen
Stylish Family Bathroom & Downstairs WC
Good Sized Rear Garden
Off-Road Parking

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 rent this spacious and recently refurbished three-bedroom semi-detached property, ideally located in the popular and convenient Peel Hall area. Perfect for families or professionals, this well-presented home combines generous living space with modern finishes and is ready for immediate occupancy.

The ground floor features a welcoming entrance hallway leading into a bright and airy living room complete with a charming feature fireplace. Through French doors, you'll find a separate dining room that provides an excellent space for entertaining or family meals. The modern fitted kitchen has been stylishly updated with sleek gloss grey units and offers ample storage and worktop space.

Upstairs, there are three well-proportioned bedrooms, offering plenty of room for a growing family, guests, or a home office. The newly fitted family bathroom is finished to a high standard, featuring contemporary fixtures and attractive tiling.

Externally, the property benefits from a good-sized private rear garden, perfect for outdoor enjoyment or summer gatherings. To the front, there is off-road parking, adding to the convenience of this lovely home.

Available now – contact Callaghans today to arrange your viewing.

From our office in Gatley, turn right onto Church Road. Turn left onto Styal Road and then turn right onto Styal Road. Take the first left turn onto Crossacres Road and at the T junction, turn left onto Brownley Road. Take the last right turn onto Simonsway and then take the second left onto Haslington Road. Bear right and continue on Haslington Road, bear right again and then turn left onto Haslington Road. Number 114 can be found on the left hand side, identified by our Callaghans 'For Sale' board.

Lounge 14' 9" x 12' 6" (4.5m x 3.82m)

Dining Room 10' 6" x 8' 1" (3.21m x 2.46m)

Kitchen 7' 3" x 10' 6" (2.22m x 3.2m)

Downstairs Toilet 2' 11" x 6' 4" (0.88m x 1.94m)

Family Bathroom 6' 4" x 6' 6" (1.94m x 1.98m)

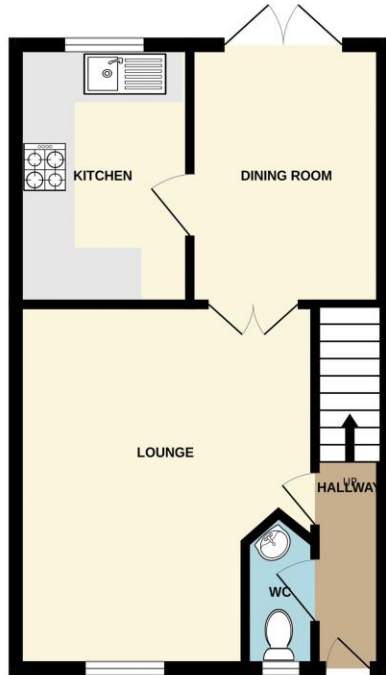
Bedroom 1 11' 11" x 8' 1" (3.63m x 2.46m)

Bedroom Two 13' 1" x 9' 0" (4m x 2.75m)

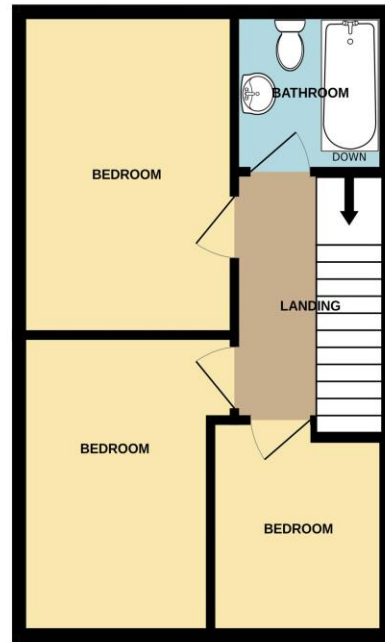
Bedroom Three 8' 10" x 7' 5" (2.68m x 2.26m)

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GROUND FLOOR
390 sq.ft. (36.2 sq.m.) approx.



1ST FLOOR
390 sq.ft. (36.2 sq.m.) approx.



TOTAL FLOOR AREA: 780 sq.ft. (72.4 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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