

Callaghans

Independent Estate Agents, Surveyors, Valuers and Mortgage Brokers

8 Crossacres Road,
Manchester, M22 5AA



£300,000

Spacious Semi-Detached House
Three Good Sized Bedrooms
Family Bathroom and Downstairs WC
Modern Tiled Bathroom
Good Sized Rear Garden
Various Outhouse Buildings

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Callaghans are pleased to offer for sale this spacious three bedroom semi-detached property, ideally positioned close to Gatley Village and a range of local amenities. With off-road parking and generous gardens, this home offers excellent potential for families seeking space and convenience.

A roomy porch provides a practical space to remove coats and shoes before entering the bright and spacious lounge. To the rear, there is a separate dining room with a serving hatch to the kitchen — a functional layout ideal for family living. The kitchen features a range of white wall and base units, offering ample storage and workspace for cooking enthusiasts. From here, you'll find access to the rear garden and a convenient downstairs toilet. The garden itself is a good size, with additional brick-built outhouses providing useful storage options. Upstairs, the family bathroom features stylish tiled walls, a modern suite, and an over-bath shower. The three well-proportioned bedrooms offer comfortable space for all members of the household to relax and unwind. Offering spacious accommodation throughout and a highly convenient location, this property represents an excellent opportunity for families or first-time buyers alike. Contact Callaghans today to arrange your viewing.

Entrance Porch 3' 3" x 9' 10" (1m x 3m)

Lounge 17' 9" x 10' 7" (5.41m x 3.22m) UPVC double glazed window to the front aspect, feature fireplace, double radiator and television point.

Dining Room 11' 1" x 8' 7" (3.38m x 2.61m) UPVC double glazed window to the rear aspect and a double radiator.

Kitchen 10' 10" x 8' 8" (3.30m x 2.64m) UPVC double glazed window to the rear elevation. Kitchen fitted with a range of wall and base units with work surfaces over. Inset stainless steel sink unit with drainer. Part tiled walls. Wall mounted boiler. Space for cooker. Space for separate fridge and freezer. Door to pantry cupboard with obscured glazed window to the side elevation. Door to inner hall.

Inner Hall Part glazed door to the side elevation. Door to downstairs WC.

Downstairs WC 2' 11" x 4' 8" (0.88m x 1.42m) Low level WC.

Landing Loft access. UPVC double glazed obscured window to the side elevation.

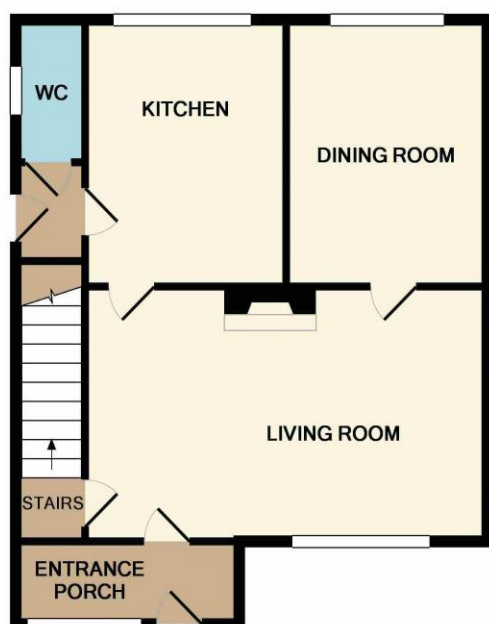
Bedroom One 14' 1" x 10' 10" (4.29m x 3.30m) UPVC double glazed window to the rear elevation, single radiator and two built in storage cupboards.

Bedroom Two 10' 8" x 13' 11" (3.25m x 4.25m) UPVC double glazed window to the front elevation and a single radiator.

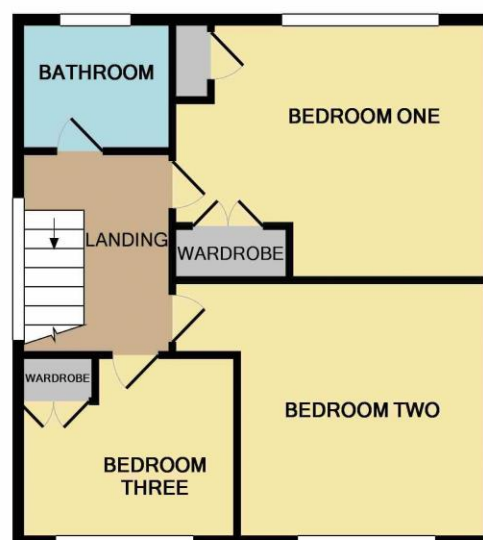
Bedroom Three 9' 4" x 7' 8" (2.84m x 2.34m) UPVC double glazed window to the front elevation, a single radiator and built in over stairs storage cupboard.

Bathroom 6' 7" x 5' 5" (2.01m x 1.65m) UPVC double glazed obscured window to the rear elevation. White bathroom suite comprising: panelled bath with shower unit over, wash hand basin, low level WC, a heated towel rail and tiled walls & flooring.

Garden To the front there is a driveway providing off road parking. The front also benefits from an established garden laid mainly to lawn with borders. To the rear there is a paved patio area which leads onto another established garden which is laid mainly to lawn with borders and enclosed by hedging.



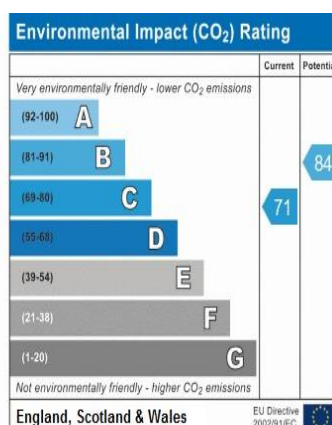
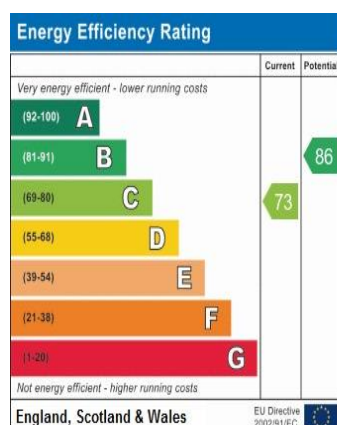
GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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From our office in Gatley turn right onto Church Road and then left at the junction onto Styal Road. Take the next right onto Hollyhedge Road and then next left onto Crossacres Road where the property will be found on the right hand side.



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**