

# *Callaghans*

Independent Estate Agents, Surveyors, Valuers and Mortgage Brokers

**1 Houghton Drive,**  
**Manchester, M22 4EQ**



**£1850pcm**

**Three Bedroom Detached House**  
**Close to Northenden Village**  
**Stylish Bathroom & Downstairs WC**  
**Modern Fitted Kitchen/Diner**  
**Conservatory**  
**Off-Road Parking**

**Callaghans Estate Agents**  
**46 Church Road, Gatley, SK8 4NQ**  
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**Callaghans are delighted to present for rental this beautifully extended and exceptionally well-maintained three-bedroom detached residence, perfectly positioned within easy walking distance of Northenden Village. With a blend of charming original features and modern upgrades, this property offers versatile living space ideal for families, professionals, and those who enjoy entertaining.**

The home welcomes you through an inviting entrance porch, leading into a spacious hallway with attractive stained glass windows that add character and charm. To the front, the elegant lounge boasts a large bay window that floods the room with natural light, along with a feature fireplace that creates a cosy focal point—perfect for relaxing evenings. To the rear, the property opens into a bright and sociable open-plan kitchen and dining area. The dining space enjoys direct access to the rear patio garden through patio doors, seamlessly connecting indoor and outdoor living. The stylish kitchen is fitted with contemporary blue floor and wall units, complemented by integrated appliances, generous work surfaces, and thoughtful storage. Off the kitchen, a generous conservatory offers an additional versatile living space with views over the lawn side garden an ideal spot for morning coffee, or a tranquil retreat. A convenient downstairs toilet completes the ground floor, adding practicality to the home's layout. Altogether, the ground floor accommodation has been carefully designed to create a flowing, spacious environment that is perfect for hosting gatherings, family activities, and day-to-day living.

The first floor comprises three generously proportioned bedrooms, each offering ample room for furnishings and storage. The family bathroom is a standout feature, fitted with a modern suite that includes a corner shower and a luxurious jacuzzi bath—an inviting place to unwind after a long day.

Externally, the property sits within a wrap-around garden, offering a variety of outdoor spaces for relaxation, play, or gardening. Off-road parking to the rear enhances convenience and privacy. This superb home combines comfort, style, and practicality in a sought-after location, making it a fantastic rental opportunity. Contact Callaghans now to arrange your viewing.

**Lounge** 12' 2" x 11' 6" (3.71m x 3.5m)

**Dining area** 12' 1" x 11' 5" (3.69m x 3.49m)

**Kitchen** 8' 4" x 20' 2" (2.54m x 6.15m)

**Conservatory** 11' 6" x 8' 10" (3.5m x 2.7m)

**Downstairs Toilet** 5' 4" x 2' 7" (1.63m x 0.78m)

**Family Bathroom** 8' 9" x 6' 10" (2.67m x 2.08m)

**Bedroom One** 12' 3" x 11' 6" (3.73m x 3.51m)

**Bedroom Two** 12' 2" x 11' 7" (3.72m x 3.53m)

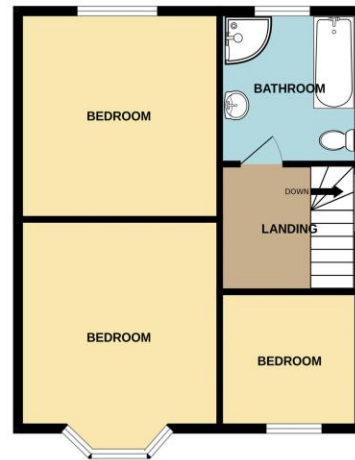
**Bedroom Three** 7' 0" x 7' 0" (2.14m x 2.14m)

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GROUND FLOOR  
738 sq.ft. (68.6 sq.m.) approx.



1ST FLOOR  
502 sq.ft. (46.7 sq.m.) approx.



TOTAL FLOOR AREA : 1240 sq.ft. (115.2 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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