

Callaghans

Independent Estate Agents, Surveyors, Valuers and Mortgage Brokers

2 Lings Walk, Manchester, M22 5FX



£435,000

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

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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)

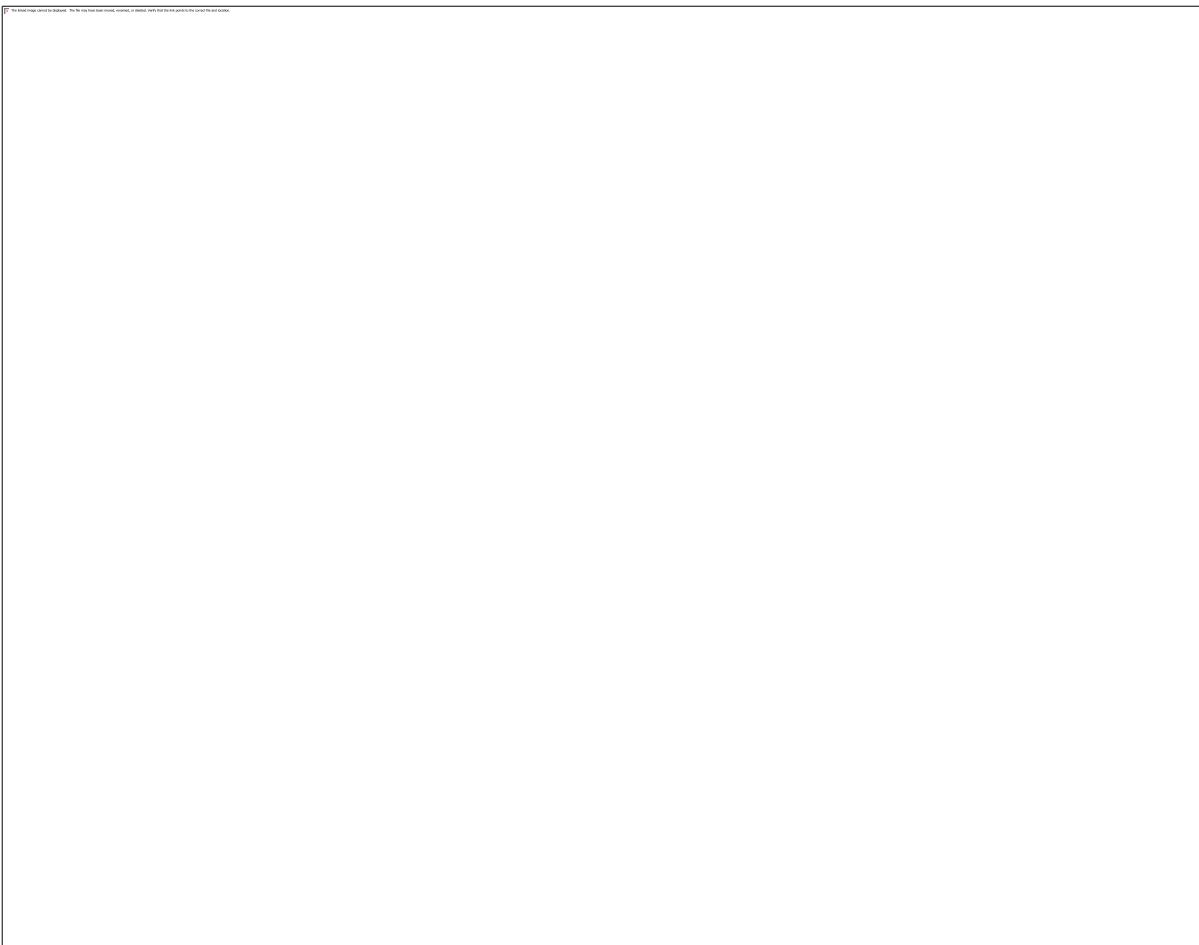
Downstairs Toilet 3' 1" x 6' 0" (0.95m x 1.83m)

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)



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**