Callaghans

Independent Estate Agents, Surveyors, Valuers and Mortgage Brokers

36 Calve Croft Road, Manchester,M22 5EU



Offers in Excess of £295,000

Extended Mid Mews
Fantastic Open Plan Kitchen Diner
Landscaped Family Garden
Three Good Sized Bedrooms
Boarded Loft
Off Road Parking
Covered Outside Barbecue Area
Viewing Strongly Recommended

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Wow, Fantastic Three Bedroom Mid Mews, Luxury Kitchen/ Diner, Three Good Sized Bedrooms, Off Road Parking, Landscaped Garden to Rear. Callaghans Estate Agents are delighted to offer for sale this outstanding three bed mid mews property in Peel Hall. Peel Hall is a thriving local community which is well served by amenities such as shops schools and public transport. The property itself has been considerably improved and extended by the current owners and represents a fantastic modern family home, viewing is strongly recommended.

Entrance Vestibule Rock style front door to entrance vestibule, radiator to rear, built in storage cupboard, open plan to rear to entrance hall.

Entrance Hall Stairs to first floor with toughened glass balustrade. Doors to lounge and kitchen diner.

Lounge 18' 4'' x 10' 1'' (5.58m x 3.07m) Spacious comfortable lounge with upvc double glazed window to front, radiator to front. Integrated ambient lighting to ceiling.

Kitchen/ Diner 18' 10'' x 17' 6'' (5.74m x 5.33m) This large L shaped kitchen diner really is the heartbeat of the home. Flooded with natural light via three Velux style windows to the ceiling and bi-fold patio doors to the rear. The kitchen area is fitted with a full range of base and wall cupboards with quartz worksurfaces and an inset sink and shower style mixer tap. There is a large island unit to the centre of the kitchen. Appliances include a built in eye level oven and microwave and inset induction hob with an extractor above, integrated dishwasher. To the front is a door to the utility room, whilst to the rear of the dining area are bi fold doors leading out onto the garden.

Utility Room Range of Storage cupboards with plumbing for washing machine under worksurface.

Downstaris WC Contemporary tiling, low level wc with concealed cistern, vanity mounted wash basin.

Landing Doors to bedrooms and bathroom access to loft.

Loft Room The loft room is accessed by a retractable loft ladder from the first floor landing. The loft has been fully boarded and has two Velux style windows to the side and built in storage to the eaves.

Bedroom One 13' 4'' x 9' 9'' (4.06m x 2.97m) Low voltage spotlights to ceiling, upvc double glazed window to front radiator to front, fully fitted ward robes.

Bedroom Two 11' 10'' x 6' 3'' (3.60m x 1.90m) 2 x Upvc double glazed windows to rear, radiator to rear, fitted ward robes.

Bedroom Three 9' 11'' x 6' 11'' (3.02m x 2.11m)Upvc double glazed window to front, radiator to side, fitted ward robes.

Family Bathroom Designer bathroom with contemporary tiling and coordinated four piece suite comprising panelled bath, low level wc and cistern, open plan shower area and vanity mounted wash basin. Upvc double glazed window to rear, heated towel rail.

Outside To the front of the property the garden has been converted and laid to tarmac to provide off road parking. To the rear of the property is a fantastic low maintenance family garden which is laid to astro-turf to the centre has a spacious Indian stone patio area to the front and a large covered Barbecue area to the rear. A fantastic family garden.

GROUND FLOOR

1ST FLOOR



M22 5EU

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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