



Calderbeck Way, Manchester, M22

Offers Over: £330,000

Leasehold

Calderbeck Way, Manchester, M22

Situated on the modern and highly desirable Calderbeck Way, this beautifully presented three-storey, three double-bedroom semi-detached home offers stylish, spacious accommodation that is perfectly suited to professionals, growing families, and those who love to entertain. Immaculately maintained throughout, the property combines contemporary design with practical living across three impressive floors. Ideally positioned close to excellent motorway links, the Metrolink, outstanding local schools and an abundance of green spaces, the property offers superb convenience for commuters and families alike.

To the front of the property, an attractive rockery garden with well-established shrubs creates a welcoming first impression, with a pathway leading to the front door. Off-road parking is conveniently located to the rear of the property.

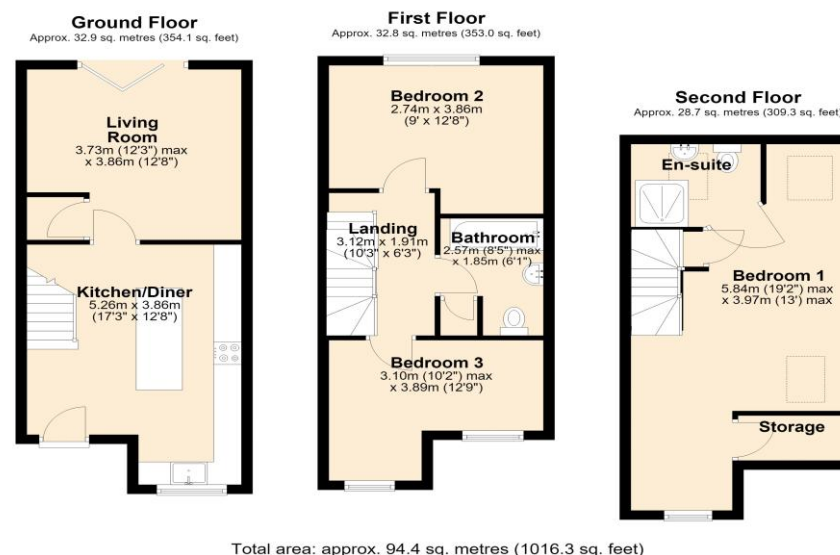
Stepping inside, you are greeted by a stunning open-plan kitchen diner that truly forms the heart of the home. Beautifully appointed with a comprehensive range of contemporary base and eye-level units, quality integral appliances, and a central island with seating, this exceptional space is ideal for everyday family life as well as entertaining friends and guests. Finished to a high standard, it offers both style and functionality in equal measure.

To the rear of the ground floor is the elegant living room, a bright and relaxing space with bi-fold doors opening directly onto the rear garden. The seamless connection between the indoor and outdoor spaces makes this the perfect room for entertaining or simply enjoying the warmer months.

The first floor offers two generous double bedrooms, both beautifully presented and offering ample space for bedroom furniture. These rooms are served by a modern three-piece family bathroom suite.

Occupying the entire top floor is the impressive main suite. The spacious bedroom is complemented dressing area with ample space for wardrobes and additional storage, while a stylish en-suite bathroom completes this fantastic bedroom.

Externally, the enclosed rear garden has been thoughtfully landscaped for low-maintenance living. A generous paved patio provides the perfect space for outdoor dining and entertaining, while the artificial lawn offers an attractive year-round finish, making it an ideal garden for families, pets, or simply relaxing in the sunshine.



- EPC Grade C
- Leasehold
- 999 years from 31 March 1990
- Rent Charge £100pa
- Council Tax Band D





Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.