

Callaghans

Independent Estate Agents, Surveyors, Valuers and Mortgage Brokers

4 Croyde Close, Manchester, M22 5NT



£289,000

**Large Landscaped Garden
Three Bedrooms
Conservatory
Modern Kitchen
Stylish Shower-Room
Secluded Cul-De-Sac**

**Callaghans Estate Agents
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Callaghans are delighted to introduce this hidden gem, tucked away on a secluded cul-de-sac in the sought-after Moss Nook area. The true highlight of this charming home is the expansive, landscaped garden, creating your very own private oasis, perfect for relaxing or entertaining family and friends.

Accessed via a communal courtyard, the front door welcomes you into a beautifully presented home with a modern and inviting layout. The kitchen is fitted with cream shaker-style wall and base units, complemented by integrated sink, oven and gas hob, providing a stylish and practical space for cooking. The spacious lounge flows seamlessly into a bright conservatory, offering lovely views across the garden and enhancing the sense of space. The garden itself is a standout feature, private and not overlooked, boasting a lawn, patio area, tranquil pond and raised beds ideal for growing your own vegetables.

On the first floor, the property offers a contemporary family shower room, complete with a large walk-in shower and modern sanitary ware. There are also three well-proportioned bedrooms, providing comfortable accommodation for the whole family.

This unique and attractive home must be viewed to be fully appreciated. Contact Callaghans today to arrange your viewing before it's gone.

Lounge 15' 10" x 11' 3" (4.83m x 3.42m)

Conservatory 9' 0" x 9' 10" (2.75m x 3m)

Kitchen 9' 7" x 11' 3" (2.91m x 3.43m)

Family Bathroom 12' 2" x 4' 1" (3.7m x 1.25m)

Bedroom One 11' 1" x 9' 6" (3.37m x 2.89m)

Bedroom Two 8' 5" x 11' 3" (2.56m x 3.42m)

Bedroom 3 7' 2" x 10' 9" (2.18m x 3.27m)

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GROUND FLOOR
429 sq.ft. (39.8 sq.m.) approx.



1ST FLOOR
342 sq.ft. (31.7 sq.m.) approx.



TOTAL FLOOR AREA: 770 sq.ft. (71.6 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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