

# *Callaghans*

Independent Estate Agents, Surveyors, Valuers and Mortgage Brokers

**235 Hollyhedge Road,**  
**Manchester, M22 4QD**



**£250,000**

**Stylish Terrace**  
**White Gloss Kitchen With Island**  
**Downstairs Toilet**  
**Two Double Bedrooms**  
**Rear Garden and Parking**  
**Excellent Transport Links**

Callaghans Estate Agents  
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Callaghans are pleased to offer for sale this stylish, spacious and ready-to-move-into modern terraced property. Ideally located close to local shops and a Metrolink station, this home is perfect for first-time buyers seeking both comfort and convenience.

The property opens into a welcoming lounge, featuring tiled flooring and contemporary panelled walls, creating a modern and inviting living space. To the rear is an impressive kitchen, fitted with sleek white gloss wall and base units, complemented by a feature island that forms the heart of the home, perfect for both everyday living and entertaining. The kitchen opens out onto the rear garden, allowing for seamless indoor-outdoor living. A convenient downstairs toilet is also located off the kitchen area.

On the first floor, the family bathroom is fitted with a modern suite and an over-bath shower. The property offers two generously sized double bedrooms, providing comfortable and relaxing spaces at the end of the day.

The location is as appealing as the property itself, with an Asda supermarket and a Metrolink station just across the road, along with excellent access to local amenities and transport links.

This home is sure to tick many boxes, an early viewing is highly recommended. Contact Callaghans today to arrange your viewing.

**Lounge** 13' 1" x 13' 7" (4m x 4.15m)

**Kitchen** 16' 9" x 12' 9" (5.1m x 3.89m)

**Downstairs Toilet** 4' 10" x 6' 7" (1.47m x 2m)

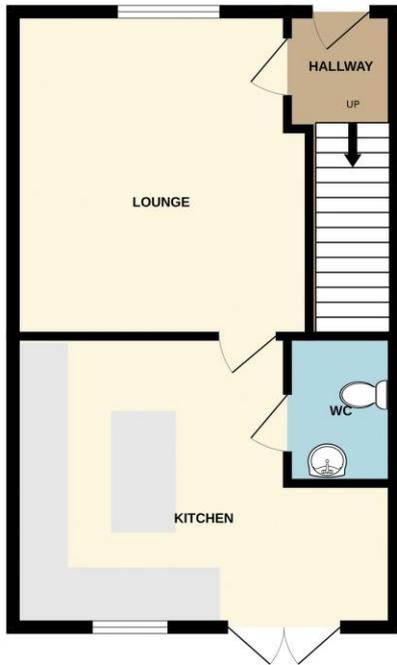
**Family Bathroom** 7' 0" x 8' 0" (2.13m x 2.43m)

**Bedroom One** 16' 9" x 13' 0" (5.1m x 3.95m)

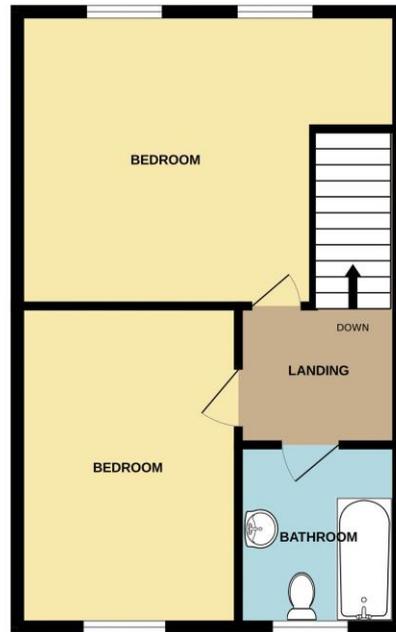
**Bedroom Two** 13' 8" x 9' 4" (4.17m x 2.85m)

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GROUND FLOOR  
454 sq.ft. (42.1 sq.m.) approx.



1ST FLOOR  
454 sq.ft. (42.1 sq.m.) approx.



TOTAL FLOOR AREA: 907 sq.ft. (84.3 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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