

# *Callaghans*

Independent Estate Agents, Surveyors, Valuers and Mortgage Brokers

## **11 Motcombe Grove, Heald Green, SK8 3TL**



**£300,000**

**Modern Terrace.  
Showroom Quality Bathroom  
Two Double Bedrooms  
Overlooking Open Space  
Stylish Kitchen  
Detached Garage**

Callaghans Estate Agents  
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**Callaghans are pleased to offer for sale this immaculate and beautifully updated home, forming part of a select development with a delightful tree-lined outlook to the rear. Presented to a high standard throughout, the property offers stylish, low-maintenance living in a sought-after location, and is sure to impress from the moment you step inside.**

The ground floor accommodation begins with a welcoming entrance hallway leading to a contemporary fitted kitchen featuring a central breakfast bar and a deep under-stairs storage area — perfect for keeping things neatly tucked away. To the rear is a spacious and well-proportioned living room with double-glazed patio doors opening onto a beautifully designed two-tier decked garden. Overlooking open green space, this low-maintenance garden provides an ideal setting for entertaining or relaxing outdoors.

Upstairs, the master double bedroom enjoys peaceful views to the rear and benefits from fitted wardrobes. A second double bedroom is located at the front of the property, while the stylish central tiles bathroom features a modern white suite, including a generous bathtub and a walk-in shower enclosure. The loft is also boarded, offering excellent additional storage space.

Externally, the property has a neat front garden, off-road parking, and just across the road, a detached garage, offering even more practicality and completing this superb home.

This is an attractive and well-maintained property in a desirable location. Early internal viewing is highly recommended. Contact Callaghans today to arrange your appointment.

**Entrance Hallway** 5' 3" x 4' 1" (1.61m x 1.24m)

**Kitchen** 14' 7" x 12' 0" (4.44m x 3.65m)

**Lounge** 13' 10" x 12' 0" (4.22m x 3.65m)

**Family Bathroom** 9' 10" x 5' 5" (3m x 1.66m)

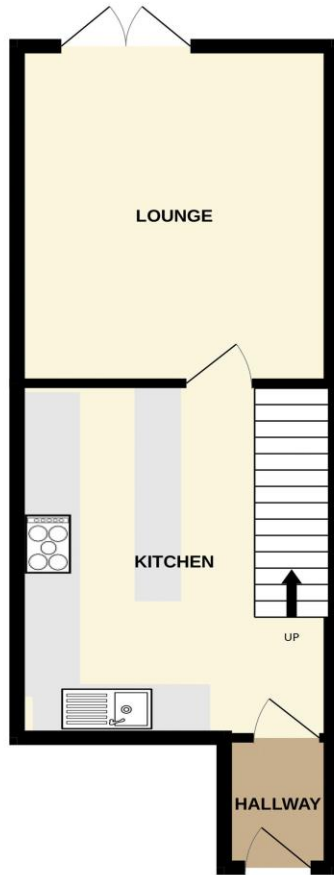
**Bedroom One** 12' 0" x 10' 10" (3.65m x 3.29m)

**Bedroom Two** 12' 0" x 7' 4" (3.65m x 2.24m)

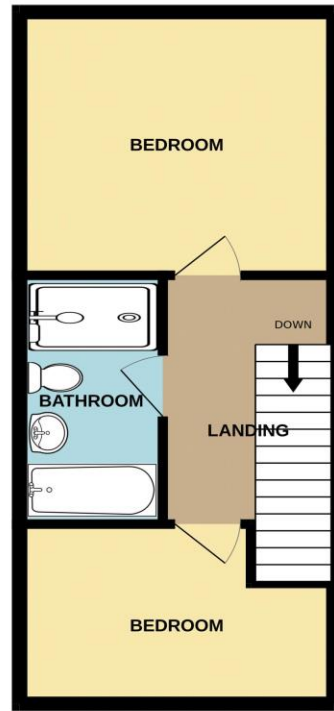
**Rear Garden**

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GROUND FLOOR  
362 sq.ft. (33.6 sq.m.) approx.



1ST FLOOR  
340 sq.ft. (31.6 sq.m.) approx.



**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**