

Callaghans

Independent Estate Agents, Surveyors, Valuers and Mortgage Brokers

166 Woodhouse Lane,
Manchester, M22 9WW



£220,000

Three Bedroom Terrace
Spacious Kitchen/Dining Room
Two Double Bedrooms and One Single
Good Sized Rear Garden
Driveway Providing Off Road Parking
Conservatory

Callaghans Estate Agents
46 Church Road, Gatley, SK8 4NQ
Telephone: 0161 491 4000, Fax: 0161 491 55 44
Website: www.callaghansltd.com Email: admin@callaghansltd.com

Callaghans are pleased to offer for sale this spacious three-bedroom freehold terraced house on the ever-popular Woodhouse Lane. Well-presented throughout, the property benefits from a conservatory, a long rear garden, and off-road parking, making it an ideal family home.

To the front of the property is a generous lounge, featuring a charming fireplace and a large window that allows plenty of natural light to flood the room. The kitchen, located at the rear, offers shaker-style wall and base units along with an integrated sink, oven, and gas hob. From here, you can step directly into the spacious conservatory, which overlooks the long rear garden, perfect for relaxing or entertaining. A convenient downstairs toilet is also located just off the kitchen.

The first floor comprises the family bathroom, fitted with grey tiled walls, a modern suite, and an over-bath shower. Completing this level are three well-proportioned bedrooms, providing ample space for family members to unwind in comfort.

Situated on a wide, attractive road with a pleasant grass verge, the home enjoys a welcoming setting. Local shops, well-regarded schools, and excellent transport links are all within easy reach, making this a highly desirable location.

Contact Callaghans today to arrange a viewing or request further information.

Lounge 11' 0" x 14' 4" (3.35m x 4.38m)

Kitchen 7' 10" x 15' 11" (2.38m x 4.84m)

Downstairs Toilet 2' 7" x 4' 6" (0.8m x 1.38m)

Conservatory 9' 2" x 13' 1" (2.8m x 4m)

Family Bathroom 6' 4" x 4' 6" (1.92m x 1.38m)

Bedroom One 11' 11" x 11' 0" (3.63m x 3.36m)

Bedroom Two 7' 9" x 14' 6" (2.37m x 4.43m)

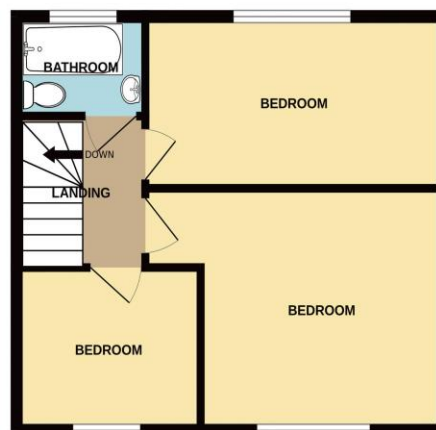
Bedroom Three 9' 1" x 8' 1" (2.76m x 2.46m)

**Callaghans Estate Agents
46 Church Road, Gatley, SK8 4NQ
Telephone: 0161 491 4000, Fax: 0161 491 55 44
Website: www.callaghansltd.com Email: admin@callaghansltd.com**

GROUND FLOOR
486 sq.ft. (45.2 sq.m.) approx.



1ST FLOOR
393 sq.ft. (36.5 sq.m.) approx.



TOTAL FLOOR AREA: 879 sq.ft. (81.7 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.
Made with Metropix ©2025

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**