

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**

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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)

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 not be used as such by any prospective purchaser. The site plan, symbols and apparatus shown have not been tested and no guarantee as to their operability or efficiency can be given.
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