

Callaghans

Independent Estate Agents, Surveyors, Valuers and Mortgage Brokers

54 Solway Road,
Manchester, M22 9XZ



£250,000

**Spacious Semi Detached
Three Bedrooms
Downstairs Toilet
Family Kitchen
Driveway and Garage
Front and rear Gardens**

Callaghans Estate Agents
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Callaghans are delighted to offer for sale this spacious and extended semi-detached property, complete with a detached garage, situated in the highly sought-after Crossacres area of Manchester. Offered with no onward chain, this three-bedroom home presents an excellent opportunity for buyers looking to move quickly and add their own personal touch.

Upon entering the property, you are welcomed into a well-proportioned living space. The extended lounge is a standout feature, providing a bright and comfortable area for relaxing, with patio doors that open directly onto the generous south-facing rear garden. This outdoor space is perfect for family gatherings, entertaining guests, or simply enjoying the sunshine. The property also benefits from a long dining kitchen, fitted with a range of wall and floor units and ample worktop space, making it ideal for everyday cooking and family meals. Beyond the kitchen, there is a convenient downstairs toilet along with additional rear storage space, adding practicality to the layout.

To the first floor, the home offers three well-sized bedrooms, providing flexible accommodation for families, guests, or those working from home. The wet room is fitted with a walk-in shower, offering a functional and accessible bathing space. Externally, the property boasts gardens to both the front and rear, enhancing its appeal for outdoor living. A long driveway runs alongside the property, providing ample off-road parking and leading to a detached brick garage at the rear, ideal for storage or workshop use.

Located close to well-regarded schools, excellent transport links, and a variety of local shops and amenities, this property is perfectly positioned for family life within a friendly and established community.

Early viewing is highly recommended. Contact Callaghans today to arrange your appointment.

Lounge 11' 10" x 21' 9" (3.6m x 6.62m)

Kitchen/Diner 18' 9" x 8' 2" (5.72m x 2.5m)

Downstairs Toilet 5' 1" x 2' 6" (1.54m x 0.77m)

Family Bathroom 5' 10" x 5' 4" (1.77m x 1.62m)

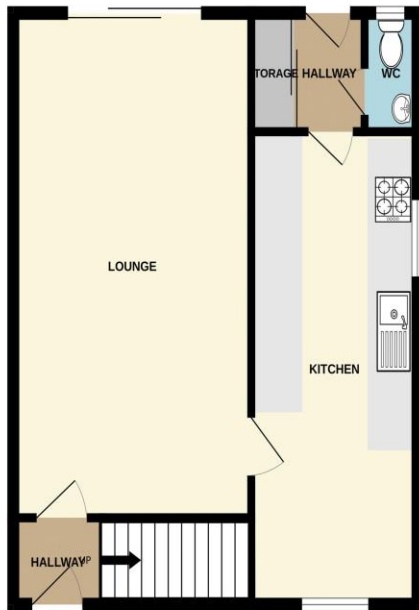
Bedroom One 8' 3" x 12' 6" (2.51m x 3.82m)

Bedroom Two 11' 0" x 11' 9" (3.35m x 3.59m)

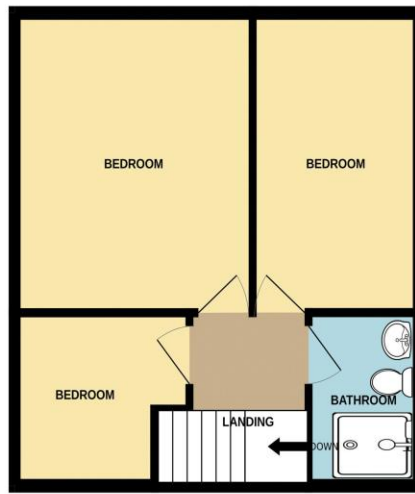
Bedroom Three 5' 11" x 5' 7" (1.8m x 1.7m)

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GROUND FLOOR
511 sq.ft. (47.4 sq.m.) approx.



1ST FLOOR
408 sq.ft. (37.9 sq.m.) approx.



TOTAL FLOOR AREA: 919 sq.ft. (85.4 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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