

# *Callaghans*

Independent Estate Agents, Surveyors, Valuers and Mortgage Brokers

**13 Pimmcroft Way,**  
**Sale, M33 2LA**



**£425,000**

**Semi Detached  
Three Bedrooms  
Grey Tiled Bathroom  
Front and Rear Gardens  
White Gloss Kitchen  
Garage and Driveway**

Callaghans Estate Agents  
46 Church Road, Gatley, SK8 4NQ  
Telephone: 0161 491 4000, Fax: 0161 491 55 44  
Website: [www.callaghansltd.com](http://www.callaghansltd.com) Email: [admin@callaghansltd.com](mailto:admin@callaghansltd.com)

Callaghans are pleased to offer for sale this modern and spacious semi-detached property, situated on a popular estate in Sale. The property benefits from an excellent location close to a Metrolink tram stop and the motorway network, providing convenient access for commuters and families alike.

To the front of the property is a generous lounge which flows seamlessly into the dining area through an attractive archway. Patio doors from the dining area open directly onto the rear garden, creating a smooth transition between indoor and outdoor living and making this an ideal space for both relaxing and entertaining. The kitchen overlooks the garden and is fitted with stylish white gloss wall and base units, offering a bright and functional cooking space. The ground floor layout combines to create a welcoming and versatile family living area. An integrated Garage completes the ground floor of this spacious property.

On the first floor, the family bathroom features grey tiled walls, a modern suite and a corner shower cubicle. For added convenience, there is also a separate WC. The property offers three well-sized bedrooms, each benefitting from fitted furniture, providing ample storage and comfortable accommodation.

Located within easy reach of well-regarded schools, local amenities and transport links, this property is ideally suited for family living.

Contact Callaghans today to find out more or to arrange a viewing.

**Lounge** 17' 7" x 11' 11" (5.35m x 3.63m)

**Dining Room** 8' 0" x 9' 8" (2.44m x 2.95m)

**Kitchen** 10' 2" x 7' 10" (3.11m x 2.4m)

**Family Bathroom** 7' 10" x 5' 9" (2.38m x 1.74m)

**Separate Toilet** 4' 9" x 2' 9" (1.44m x 0.85m)

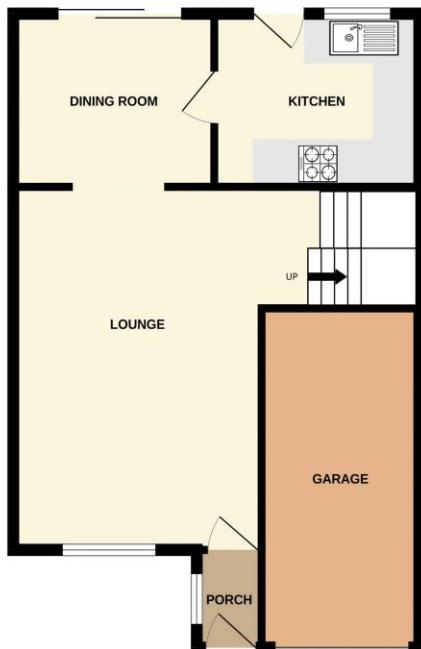
**Bedroom One** 14' 5" x 11' 0" (4.4m x 3.35m)

**Bedroom Two** 11' 0" x 11' 2" (3.35m x 3.4m)

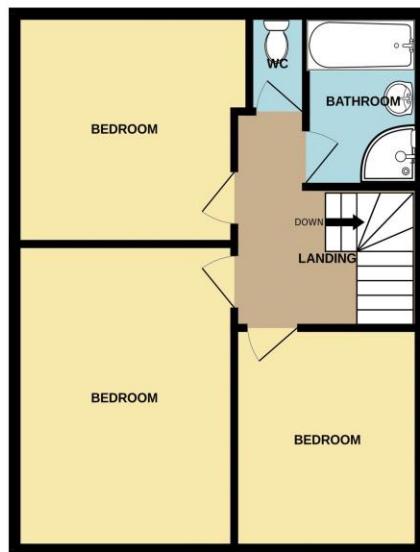
**Bedroom Three** 10' 9" x 9' 2" (3.28m x 2.8m)

**Garage** 7' 11" x 16' 5" (2.42m x 5m)

GROUND FLOOR  
580 sq.ft. (53.9 sq.m.) approx.



1ST FLOOR  
527 sq.ft. (49.0 sq.m.) approx.



TOTAL FLOOR AREA : 1107 sq.ft. (102.8 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, 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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