

Callaghans

Independent Estate Agents, Surveyors, Valuers and Mortgage Brokers

10 Crossacres Road,
Manchester, M22 5AA



£275,000

Spacious Semi Detached
Three Bedrooms
Shaker Style Kitchen
Large Rear Garden
Off-Road Parking
Outhouses
Downstairs Toilet
Wet room

Callaghans Estate Agents
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Callaghans are delighted to offer for sale this spacious semi-detached property, ideally positioned at the lower end of Crossacres Road. Boasting generous living accommodation, a substantial rear garden, a private driveway, and useful outbuildings, this attractive home offers everything a growing family could need in a highly convenient location.

At the property you are welcomed by a useful entrance porch, providing a practical transition into the home. Inside, the spacious lounge offers a warm and inviting atmosphere, creating the perfect place to relax and unwind with family and friends. To the rear is a generously sized dining room overlooking the garden, with patio doors opening directly onto the outdoor space. This bright and versatile room is ideal for family meals, entertaining guests, or simply enjoying views of the garden throughout the year.

The kitchen is fitted with a range of modern cream shaker-style floor and wall units, complemented by attractive wood-effect worktops that provide both style and practicality. With ample storage and preparation space, it is perfectly equipped for everyday cooking and family life. Beyond the kitchen is a convenient downstairs WC, which also provides access to the side of the property.

On the first floor, the family bathroom has been thoughtfully configured as a wet room, offering excellent accessibility and ease of use. Three well-proportioned bedrooms complete the accommodation, providing comfortable and flexible space for family members, guests, or those working from home. Externally, the property truly stands out. To the front, there is a garden and driveway providing valuable off-road parking. To the side of the house are two connected outbuildings, offering excellent potential as workshops, hobby spaces, or additional storage.

The rear garden is particularly generous in size, providing plenty of room for children to play, outdoor entertaining, gardening enthusiasts, or simply relaxing in the warmer months.

The location is ideal for families, situated directly opposite Crossacres Primary School and within easy reach of local shops, parks, and excellent transport links. With schools, amenities, and commuter connections all close at hand, this property offers the perfect balance of space, convenience, and community living.

Early viewing is highly recommended. Contact Callaghans today to arrange your appointment and discover all that this wonderful family home has to offer.

Lounge 21' 0" x 10' 7" (6.39m x 3.22m)

Dining Room 10' 10" x 8' 8" (3.31m x 2.63m)

Kitchen 8' 7" x 10' 11" (2.61m x 3.34m)

Downstairs Toilet 2' 11" x 4' 8" (0.88m x 1.41m)

Family Bathroom 5' 5" x 6' 9" (1.64m x 2.05m)

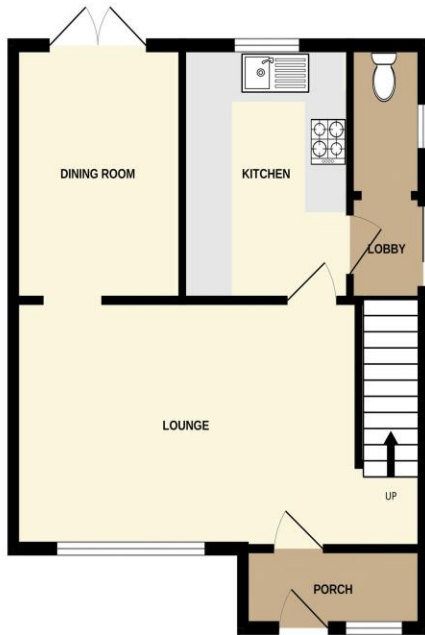
Bedroom One 11' 5" x 13' 11" (3.48m x 4.25m)

Bedroom Two 10' 11" x 14' 0" (3.33m x 4.26m)

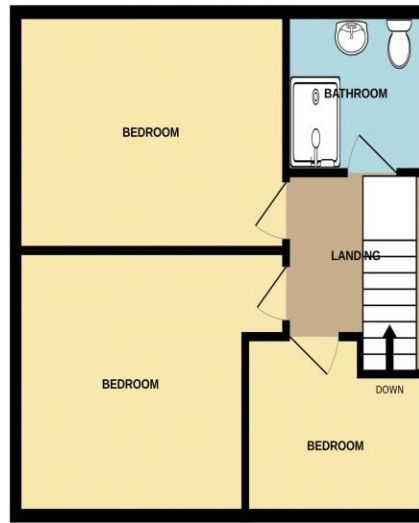
Bedroom Three 9' 4" x 7' 8" (2.84m x 2.34m)

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GROUND FLOOR
481 sq.ft. (44.7 sq.m.) approx.



1ST FLOOR
450 sq.ft. (41.8 sq.m.) approx.



TOTAL FLOOR AREA: 932 sq.ft. (86.6 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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