

Callaghans

Independent Estate Agents, Surveyors, Valuers and Mortgage Brokers

6 Frimley Gardens,
Manchester, M22 5TE



**Offers In The Region Of
£300,000**

**Three Bedroom Semi Detached Home
Large Corner Plot In A Quiet Cul de Sac
Driveway and Off Road Parking For Up To Four Cars
Close to Wythenshawe Centre and Metrolink
New Doors and Windows 2025 Fensa Certificate Available
Generous Gardens Front and Rear
Well Presented Throughout
Excellent Family Home
Viewing Highly Recommended**

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Callaghans Estate Agents are delighted to present this well-maintained three-bedroom semi-detached home, ideally situated in a quiet cul-de-sac on the outskirts of Wythenshawe Town Centre. Occupying a generous corner plot, this solid family home offers excellent outdoor space, including a large front garden with off-road parking for up to four vehicles, as well as enclosed rear gardens, making it perfect for growing families. The property is conveniently located within easy reach of local amenities, schools, transport links and the Metrolink, providing excellent connectivity across Manchester and beyond. Offering true move-in-ready accommodation, the home has recently benefited from new windows and external doors installed in November 2025, complete with valid FENSA certification, providing peace of mind and improved energy efficiency. Combining a desirable semi-detached layout, substantial plot size,

Entrance Hall Rock style front door to entrance hall, radiator to side, stairs to first floor door to side to lounge.

Lounge 15' 0" x 11' 5" (4.57m x 3.48m) Decorative panelling to walls, Upvc double glazed bay window to front, radiator to side, classical style feature fire surround with electric, living flame gas fire. Door to rear to inner hallway and kitchen.

Inner Hallway Open plan to side to kitchen door to rear to outside, door to side to downstairs wc.

Downstairs WC Low level wc and cistern, wall mounted basin.

Kitchen 11' 9" x 8' 10" (3.58m x 2.69m) Full range of base and wall cupboards, coordinated work tops with inset sink and taps. Fitted range cooker with chimney hood. Plumbed for washing machine. Upvc double glazed window to rear, radiator to front.

First Floor Landing Doors to bedrooms and bathrooms.

Bedroom 1 10' 11" x 9' 11" (3.32m x 3.02m) Upvc double glazed window to front, radiator to front.

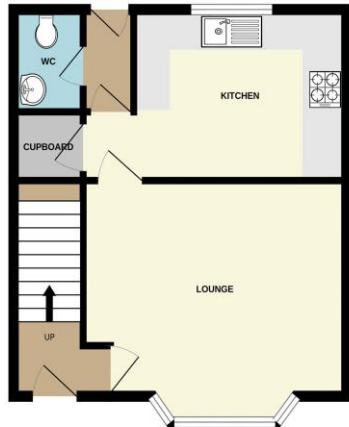
Bedroom Two 11' 7" x 9' 1" (3.53m x 2.77m) Upvc double glazed window to rear, radiator to front.

Bedroom Three 8' 6" x 7' 8" (2.59m x 2.34m) Upvc double glazed window to front, radiator to side.

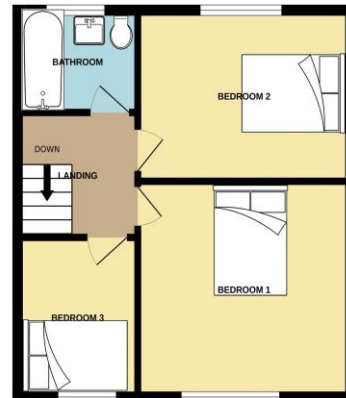
Bathroom Part tiled. Modern fitted three piece suite consisting of panelled bath with shower and screen over, low level wc and cistern and wall mounted wash basin. Upvc double glazed window to rear, heated towel rail to side.

Outside To the front of the property there is a large enclosed garden with a lawned area to the front and an area to the side that has been converted to provide multi vehicle off road parking. To the rear of the property there is a further enclosed family garden which is mainly laid to patio for ease of maintenance. There is a decorative Pergola and seating area to the rear.

GROUND FLOOR
400 sq.ft. (37.2 sq.m.) approx.



1ST FLOOR
390 sq.ft. (36.3 sq.m.) approx.



TOTAL FLOOR AREA : 791 sq.ft. (73.5 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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