

Callaghans

Independent Estate Agents, Surveyors, Valuers and Mortgage Brokers

5 Roundhey, Heald Green, SK8 3JP



£265,000

**Town House Four Bedrooms
No Chain
Two Receptions
Accommodation on Three Floors
Off Road Parking
Garden to Rear
Competitively Priced
Viewing Recommended**

Callaghans Estate Agents
46 Church Road, Gatley, SK8 4NQ
Telephone: 0161 491 4000, Fax: 0161 491 55 44
Website: www.callaghansltd.com Email: admin@callaghansltd.com

Four Beds, No Chain, Off Road Parking, Viewing Recommended Callaghans Estate agents are delighted to offer for sale this spacious four bedroom townhouse in Heald Green two miles to the east of Manchester Airport. Heald Green is a thriving local community which is well served by amenities such as shops schools and public transport. The property itself while in need of some updating offers a good level of accommodation over three floors and with off road parking to the front and a garden to the rear would be ideal for a growing family.

Entrance Hall Upvc double glazed front door to entrance hall, rock style door to side to inner hallway and stairs to first floor, panelled door to rear to reception room and annexe.

Ground Floor Reception. 24' 6" x 15' 2" (7.46m x 4.62m) L Shaped room with lots of space would be ideal for a large kitchen/ diner or granny flat. Upvc door to rear to garden.

Inner Hallway Stairs to first floor.

Lounge 15' 0" x 15' 0" (4.57m x 4.57m) There is a good sized lounge on the first floor upvc double glazed window to front, door to rear to kitchen, stairs to side to second floor.

Kitchen 13' 0" x 8' 4" (3.96m x 2.54m) Full range of base and wall cupboards, coordinated work tops inset sink and taps. Plumbing for gas cooker and washing machine. Upvc double glazed window to rear, radiator to front.

Bathroom Tiled walls, coordinated three piece suite comprising panelled bath, low level wc and cistern and pedestal mounted wash basin. Shower over bath with screen. Upvc double glazed window to rear.

Second Floor Landing Doors to bedrooms.

Bedroom One 15' 0" x 8' 3" (4.57m x 2.51m) Upvc double glazed window to front, radiator to front.

Bedroom Two 13' 10" x 8' 6" (4.21m x 2.59m) Upvc double glazed window to front radiator to front.

Bedroom Three 10' 0" x 6' 6" (3.05m x 1.98m)

Bedroom Four 8' 5" x 6' 5" (2.56m x 1.95m) Upvc double glazed window to front, radiator to front

Outside To the front of the property there is an open plan garden which has been converted to provide off road parking whilst to the rear of the property there is an enclosed family sized garden which has been paved for ease of maintenance.



Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
Made with Metropix ©2025

Disclaimer:

These particulars, whilst believed to be accurate are set out as a general guideline only or guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation or fact, but must satisfy themselves by inspection or otherwise as to their accuracy. Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, including gas central heating and so cannot verify they are in working order or fit for their purpose. Further more solicitors should confirm movable items described in the sales particulars are, in fact included in the sale since circumstances do change during marketing or negotiations. Although we try to ensure accuracy, measurements used in this brochure may be approximate. Therefore if intending purchasers need accurate measurements to order carpeting or to ensure existing furniture will fit, they should take such measurements themselves. **YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT**