

Callaghans

Independent Estate Agents, Surveyors, Valuers and Mortgage Brokers

15 Foxford Walk,
Manchester, M22 5QN



£240,000

Spacious Modern Terrace
Three Bedrooms
Large White Gloss Kitchen
Conservatory
Off Road Parking
Quiet Location

Callaghans Estate Agents
46 Church Road, Gatley, SK8 4NQ
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Callaghans are delighted to offer for sale this chain free charming modern terraced property, tucked away on a quiet pedestrian walk in the popular Peel Hall area. Offering spacious accommodation and excellent local amenities, this attractive home is ideally positioned for easy access to Manchester Airport, Wythenshawe Hospital, and a range of shops, schools, and transport links, making it an excellent choice for families and professionals alike.

Upon entering the property, you are welcomed into a spacious and comfortable lounge that provides the perfect setting for relaxation and everyday living. The lounge flows seamlessly into the kitchen, creating a practical and sociable layout. The kitchen is fitted with a generous range of modern white gloss floor and wall units, offering ample storage and workspace for preparing family meals and entertaining guests. To the rear of the property is a large conservatory, which significantly enhances the living space and provides a versatile additional room. Overlooking the rear garden, it is ideal for use as a dining area, family room, playroom, or home office, while allowing plenty of natural light to flood the home.

The first floor comprises three well-proportioned bedrooms, providing comfortable accommodation and personal space for all members of the household. The family bathroom is fitted with a modern suite and benefits from an over-bath shower, combining style and practicality.

Externally, the property enjoys a lawned front garden that enhances its kerb appeal, while the rear features a low-maintenance paved garden with the added benefit of access and parking for at least two vehicles, a valuable feature for modern family living. Situated in a peaceful residential setting, yet within easy reach of major employment centres, transport connections, and everyday amenities, this property offers the perfect balance of convenience and community living.

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

Lounge 13' 7" x 12' 2" (4.13m x 3.71m)

Kitchen 15' 7" x 10' 4" (4.75m x 3.15m)

Family Bathroom 6' 1" x 9' 3" (1.85m x 2.83m)

Bedroom One 8' 8" x 15' 0" (2.65m x 4.56m)

Bedroom Two 9' 1" x 9' 2" (2.78m x 2.8m)

Bedroom Three 6' 9" x 10' 4" (2.05m x 3.15m)

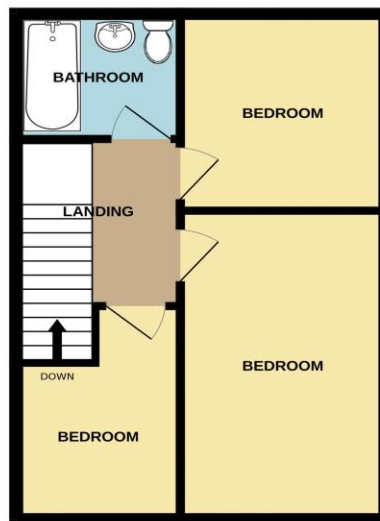
Conservatory 7' 5" x 13' 7" (2.25m x 4.15m)

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



1ST FLOOR
381 sq.ft. (35.4 sq.m.) approx.



TOTAL FLOOR AREA: 861 sq.ft. (80.0 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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