

Callaghans

Independent Estate Agents, Surveyors, Valuers and Mortgage Brokers

57 Royle Green Road,
Manchester, M22 4NS



£395,000

**Stylish Semi Detached
Detached Workshop
Showroom Quality Bathroom
Modern Blue Kitchen
Landscaped Gardens
Three Bedrooms
Off Road Parking
Log Burner**

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

Callaghans are delighted to offer for sale this stylish and spacious semi-detached home in the highly desirable Northenden area, complete with a versatile detached workshop. This impressive property welcomes you through a porch into a bright and inviting hallway, setting the tone for the accommodation throughout.

Beneath the stairs is a convenient downstairs WC, ideal for modern family living. The contemporary shaker-style kitchen features striking blue cabinetry complemented by crisp white worktops, creating a stylish and practical space for cooking and entertaining. To the front of the property, the elegant lounge is enhanced by a large bay window that floods the room with natural light, while the log burner adds warmth and character for cosy evenings at home. To the rear, the dining room enjoys patio doors opening onto the landscaped garden, providing the perfect setting for family gatherings and summer entertaining.

Upstairs, the beautifully finished bathroom offers a showroom-quality feel, complete with tiled walls, a modern suite, and an over-bath shower. Three well-proportioned bedrooms provide ample space for growing families.

Externally, the property benefits from a block-paved driveway extending along the side of the house, offering generous off-road parking. To the rear is a detached brick-built workshop with lighting and electrics, making it ideal for a variety of uses including a home office, studio, gym, or hobby space. The landscaped garden combines lawn and patio areas to create a wonderful outdoor space for relaxing and entertaining.

Ideally located close to Northenden village centre, with its excellent range of shops, bars, schools, and transport links, this fantastic home is perfectly suited to families looking to settle in a vibrant and well-connected community.

Contact Callaghans today to arrange your viewing.

Lounge 11' 10" x 12' 6" (3.6m x 3.8m)

Dining Room 15' 11" x 11' 2" (4.86m x 3.41m)

Kitchen 7' 3" x 12' 4" (2.21m x 3.76m)

Downstairs Toilet 4' 0" x 4' 10" (1.23m x 1.48m)

Family Bathroom 5' 7" x 8' 0" (1.71m x 2.44m)

Bedroom One 12' 1" x 12' 4" (3.68m x 3.77m)

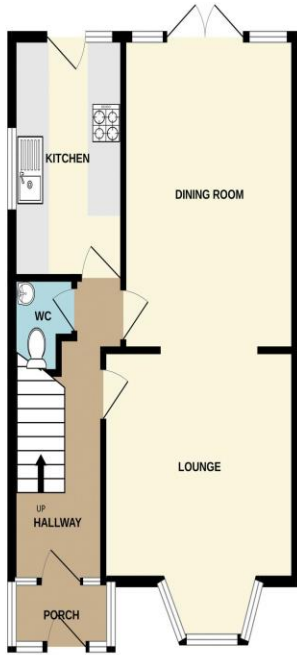
Bedroom Two 11' 6" x 11' 8" (3.5m x 3.55m)

Bedroom Three 8' 5" x 7' 8" (2.56m x 2.33m)

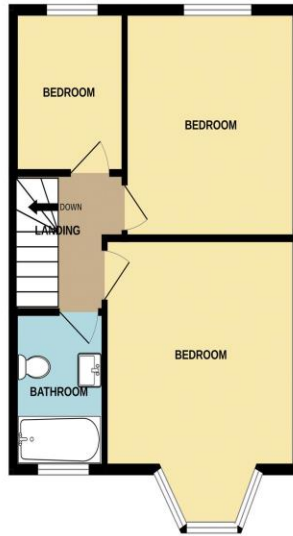
Garage/Workshop 22' 0" x 11' 10" (6.7m x 3.6m)

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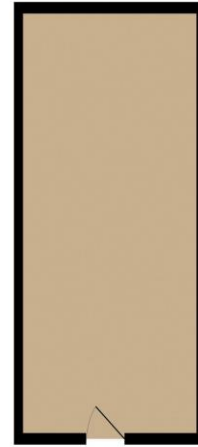
GARAGE/WORKSHOP
549 sq.ft. (51.0 sq.m.) approx.



1ST FLOOR
447 sq.ft. (41.5 sq.m.) approx.



2ND FLOOR
261 sq.ft. (24.2 sq.m.) approx.



TOTAL FLOOR AREA: 1257 sq.ft. (116.8 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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