

Callaghans

Independent Estate Agents, Surveyors, Valuers and Mortgage Brokers

Apartment 3, Hollyhedge Heights, **Manchester, M22 4EE**



£200,000

Large Ground Floor Apartment
Two Spacious Bedrooms
Modern Bathroom
Open plan Lounge
Private Gated Development
Allocated Road Parking

Callaghans Estate Agents
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Callaghans are pleased to offer this well-maintained ground floor apartment, situated within a secure gated development just a short walk from Gatley village centre. Perfect for first-time buyers, downsizers, or investors, this property offers a blend of modern comfort and convenience in a highly sought-after location.

The property can be accessed from the communal main door with secure entry phone or from your own private patio door at the rear of the property. The accommodation begins with a welcoming entrance hall leading into the spacious lounge, which features direct access outside through patio doors, this allows plenty of natural light to fill the room while allowing access to the rear patio area. The adjacent modern fitted kitchen, is complete with built-in appliances, offering a practical and stylish space for meal preparation. The apartment includes two well-proportioned bedrooms, providing comfortable accommodation, while the attractive bathroom adds a touch of elegance with its modern vanity suite and over bath shower. The property benefits from gas-fired central heating and UPVC double glazing throughout, ensuring year-round comfort and energy efficiency.

Outside, the development boasts well-kept communal gardens and secure access, providing a safe and pleasant environment. A designated parking space and ample visitor parking add to the convenience. The fixtures and fillings can also be included if desired.

Located within easy walking distance of Gatley village, residents will enjoy access to a range of good local, schools including the outstanding Gatley primary, shops, cafes, bars, and amenities. While excellent transport links, including Manchester Airport, Gatley railway station and the North West motorway network are very close by. Wythenshawe Hospital and Hollyhedge tram station are also near by.

This apartment represents a fantastic opportunity for those seeking a low-maintenance home in a prime location. Contact Callaghans today to arrange a viewing.

Lounge 13' 3" x 12' 10" (4.05m x 3.9m)

Kitchen 4' 2" x 7' 5" (1.28m x 2.27m)

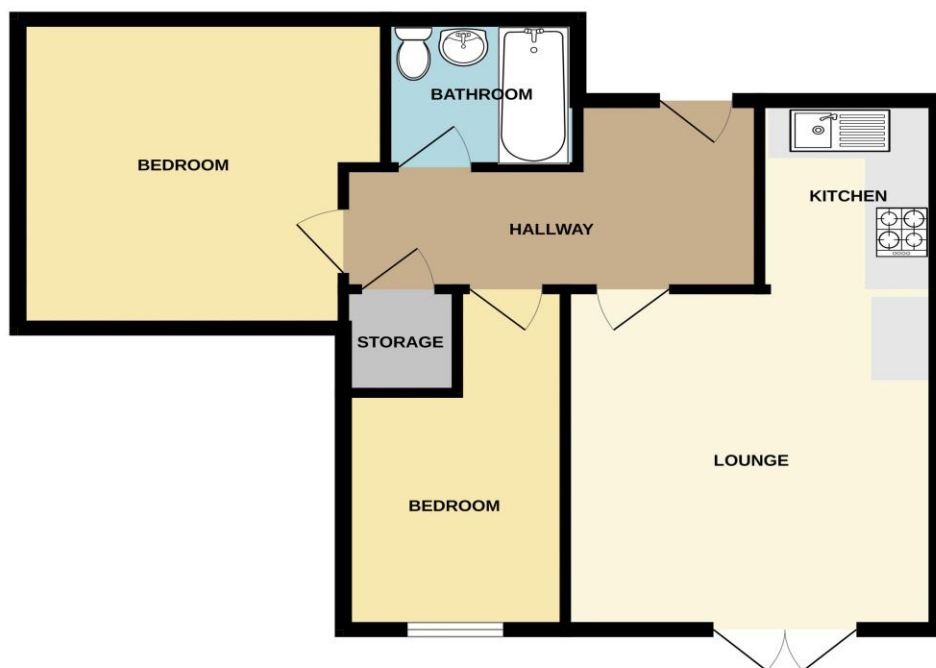
Bathroom 6' 6" x 5' 10" (1.97m x 1.78m)

Bedroom One 11' 3" x 12' 2" (3.42m x 3.7m)

Bedroom Two 7' 8" x 9' 4" (2.34m x 2.85m)

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GROUND FLOOR
587 sq.ft. (54.5 sq.m.) approx.



TOTAL FLOOR AREA - 587 sq.ft. (54.5 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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