

# *Callaghans*

Independent Estate Agents, Surveyors, Valuers and Mortgage Brokers

**41 Northleigh Road,**  
**Manchester, M16 0EG**



**£440,000**

**Extended Semi-Detached**  
**Three Bedrooms**  
**Conservatory**  
**Spacious White Gloss Dining Kitchen**  
**Two Receptions**  
**Wrap round Gardens**  
**Garage and Drive**  
**Council Band C**

Callaghans Estate Agents  
46 Church Road, Gatley, SK8 4NQ  
Telephone: 0161 491 4000, Fax: 0161 491 55 44  
Website: [www.callaghansltd.com](http://www.callaghansltd.com) Email: [admin@callaghansltd.com](mailto:admin@callaghansltd.com)

Callaghans are pleased to offer for sale this charming Semi-Detached family home. Placed between Chorlton and Old Trafford, this property offers the best of both worlds: a quiet and leafy neighbourhood with easy access to the vibrant city centre, Chorlton and Media City.

The property boasts a generous living space, full of character and style. As you enter the property, you are greeted by a bright and airy hallway with stained glass windows that add a touch of elegance. To the right is the front reception room with a bay window that lets in plenty of natural light. This room is perfect for relaxing, reading, or entertaining guests.

To the rear, you will find another reception room that features a log burner that creates a warm and inviting atmosphere. This room opens into a lovely conservatory that overlooks the garden and offers a great space for relaxing, working, or enjoying the view. The conservatory leads through patio doors that open to the garden, creating a seamless indoor-outdoor flow.

The garden is a real highlight of the property, as it wraps around the house with a green grass blanket that creates a sense of privacy and tranquillity. The garden is well-maintained and has a variety of charming spaces for sitting or entertaining. There is a garage and a driveway that provide ample space for your transport.

The properties other main feature is the spacious dining kitchen that has been extended to provide a good blend of space and functionality. This kitchen has white gloss floor and wall units that contrast beautifully with the wooden worktops and the tiled splashbacks. It comes equipped with modern appliances and would be the heart of any home. Off the kitchen, you will find a convenient downstairs toilet that completes the ground floor.

On the first floor, you will find a family bathroom and three proportional light bedrooms. The bathroom is sleek and stylish with grey tiled walls and a modern suite. The bedrooms are all spacious and bright and has plenty of space on offer for storage.

This property is a rare opportunity to acquire a beautiful and spacious semi-detached property in a prime location. The property has been well-maintained and tastefully decorated throughout, making it a property you could move into straight away. If you are interested in viewing this property, please contact us today to arrange a viewing. You will not be disappointed by this amazing property.

Callaghans Estate Agents  
46 Church Road, Gatley, SK8 4NQ  
Telephone: 0161 491 4000, Fax: 0161 491 55 44  
Website: [www.callaghansltd.com](http://www.callaghansltd.com) Email: [admin@callaghansltd.com](mailto:admin@callaghansltd.com)

**Lounge** 10' 5" x 11' 4" (3.17m x 3.45m)

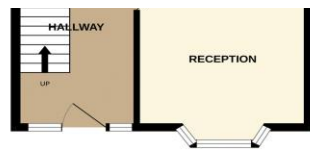
**Rear Lounge** 11' 3" x 14' 2" (3.43m x 4.32m)

**Dining Kitchen** 18' 2" x 7' 4" (5.54m x 2.23m)

**Conservatory** 10' 2" x 9' 7" (3.11m x 2.93m)

**Downstairs Toilet** 4' 3" x 6' 1" (1.30m x 1.85m)

**Bedroom One** 11' 3" x 12' 4" (3.42m x 3.76m)



TOTAL FLOOR AREA: 1101 sq ft. (102.3 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 misstatement. 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 quality or efficiency can be given.  
Made with Metropix i2022

**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**