

# *Callaghans*

Independent Estate Agents, Surveyors, Valuers and Mortgage Brokers

**63 Eastleigh Road,**  
**Heald Green, SK8 3EJ**



**£299,000**

**Spacious Modern Terrace Property**  
**Gardens, Garage, Driveway**  
**Three Bedrooms**  
**White Kitchen**  
**Modern Bathroom with Walk in Shower**  
**Close to Central Heald Green**  
**Long Leasehold**  
**Council Band D**

Callaghans Estate Agents  
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**Introducing your dream home waiting for you in Heald Green! Callaghans are pleased to offer for sale this spacious three-bedroom modern terrace property, it is the perfect blend of space and convenience. With an inviting entrance hallway, a large open plan living and dining area that opens into the rear Garden. The modern kitchen has white units and integrated sink, oven and Hob. With an integral garage with a driveway, this property ticks all the boxes for your ideal living space. Upstairs, you'll find three well-proportioned bedrooms and a contemporary bathroom with a walk-in shower. Enjoy relaxing or entertaining in the garden at both the front and rear of the property. Best of all? This vacant property is ready and waiting for you to move in - no chain involved! Don't miss out on making this house your home sweet home.**

### **Lounge**

**Kitchen** 12' 4" x 8' 11" (3.76m x 2.71m)

**Downstairs W.C.** 3' 5" x 2' 2" (1.05m x 0.65m)

**Garage** 17' 8" x 8' 11" (5.38m x 2.72m)

**Bedroom One** 14' 11" x 9' 4" (4.54m x 2.84m)

**Bedroom Two** 15' 0" x 8' 11" (4.56m x 2.71m)

**Bedroom Three** 12' 4" x 6' 1" (3.76m x 1.86m)

**Bathroom** 8' 10" x 8' 2" (2.68m x 2.48m)

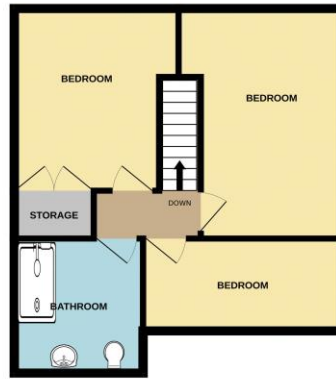
### **Garden**

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GROUND FLOOR  
558 sq.ft. (51.8 sq.m.) approx.



1ST FLOOR  
453 sq.ft. (42.1 sq.m.) approx.



TOTAL FLOOR AREA: 1011 sq.ft. (93.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans 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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