

Callaghans

Independent Estate Agents, Surveyors, Valuers and Mortgage Brokers

246 Hollyhedge Road,
Manchester, M22 4GQ



£200,000

No Chain

Refurbishment Programme Required

Large Plot

Generous Sized Front & Rear Gardens

Detached Outhouse/Garage

Short Walk To Asda & Hollyhedge Park

Callaghans Estate Agents

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Located just a stones throw from an Asda supermarket and Hollyhedge park, this property is ideal for families. In need of a full refurbishment programme, this property is situated on a generous sized corner plot sat amongst front and rear gardens. An additional piece of land is also attached to the property extending the grounds further. This plot is sure to attract investors and those seeking a project to transform into a stunning family home.

Living Room 14' 0" x 11' 11" (4.26m x 3.63m) A spacious living room with feature fireplace, leading through to the conservatory and kitchen.

Conservatory 9' 10" x 8' 7" (2.99m x 2.61m) To the rear of the property, the conservatory is ideal for usage as a dining room, additional sitting area or playroom.

Kitchen 14' 0" x 8' 3" (4.26m x 2.51m) A decent sized kitchen with dual aspect windows leading through to the utility area and downstairs WC.

Utility Area 4' 3" x 4' 5" (1.29m x 1.35m) Plumbing for washing machine and tumble dryer.

WC 3' 5" x 4' 3" (1.04m x 1.29m) Includes toilet and wash basin.

Bedroom One 12' 8" x 8' 2" (3.86m x 2.49m) A good sized double bedroom, positioned to the rear aspect of the property the window looks out to to side of the property.

Bedroom Two 12' 8" x 11' 10" (3.86m x 3.60m) To the rear of the property over looking the rear gardens, this room has a small built in wardrobe storage.

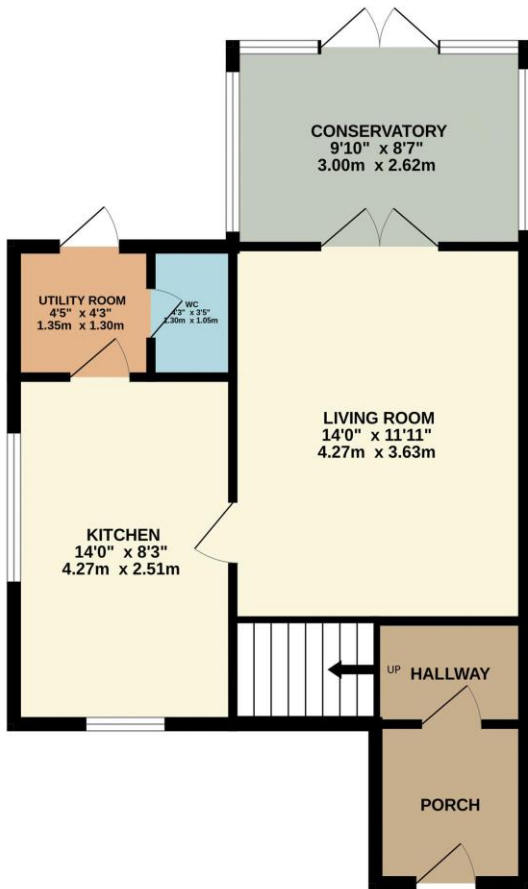
Bedroom Three 9' 2" x 7' 6" (2.79m x 2.28m) To the front aspect of the property, the third bedroom can be used as a single bedroom or home office.

Bathroom 5' 11" x 5' 5" (1.80m x 1.65m) The bathroom currently consists of bath with shower overhead and wash basin.

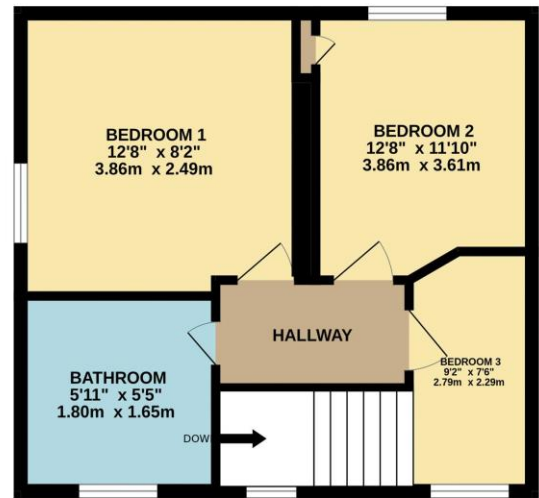
Exterior Front The front of the property is gated and hedged for privacy, there is off road parking opportunity for multiple vehicles, front garden laid to lawn.

Exterior Rear There is a single detached outbuilding suitable for usage as a garage or potential additional living accommodation. The garden is sectioned into two parts or lawned areas complete with mature trees. Beyond a fenced area there is an additional piece of land belonging to the property currently filled with trees.

GROUND FLOOR
570 sq.ft. (52.9 sq.m.) approx.



1ST FLOOR
420 sq.ft. (39.0 sq.m.) approx.



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