

# *Callaghans*

Independent Estate Agents, Surveyors, Valuers and Mortgage Brokers

**2 Thornsgreen Road,**  
**Manchester, M22 1QD**



**£285,000**

**Spacious Corner Property**  
**Three Bedrooms**  
**White Gloss Kitchen**  
**Showroom Quality Bathroom**  
**Low Maintenance Garden**  
**Off Road Parking**

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**Callaghans are pleased to offer for sale this spacious corner property, combining style and space in one impressive home.**

**Set on a generous corner plot, this well-presented property offers versatile living accommodation perfect for modern family life.**

**The central hallway provides access to both main ground floor rooms. To the right, you'll find the spacious lounge, featuring a stylish fireplace, a large front window, and patio doors to the rear, flooding the room with natural light and creating a warm, inviting space for relaxing or entertaining. On the opposite side of the hallway is the long, open-plan dining kitchen, fitted with sleek white gloss units, integrated appliances, and ample workspace. The dining area overlooks the rear patio garden and features patio doors—perfect for al fresco dining and indoor-outdoor living.**

**Upstairs, the first floor offers three generously sized double bedrooms, providing comfort and privacy for the whole family. The contemporary bathroom boasts a freestanding bath that looks like it's been lifted straight from a showroom—ideal for soaking in style.**

**Located in a highly convenient position, the property is close to Manchester Airport, Wythenshawe Hospital, well-regarded schools, and an array of local shops and amenities. Don't miss this fantastic opportunity—contact Callaghans today to arrange your viewing and discover how this spacious home could be the perfect fit for you.**

**Lounge 10' 11" x 19' 11" (3.32m x 6.08m)**

**Kitchen 20' 2" x 8' 11" (6.14m x 2.72m)**

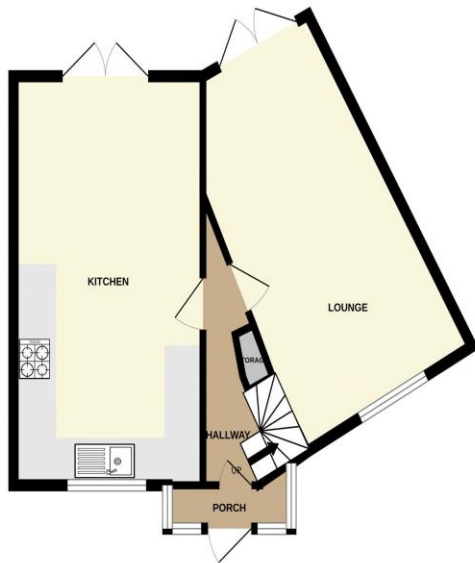
**Family Bathroom 9' 9" x 6' 8" (2.96m x 2.04m)**

**Bedroom One 13' 1" x 9' 9" (3.98m x 2.96m)**

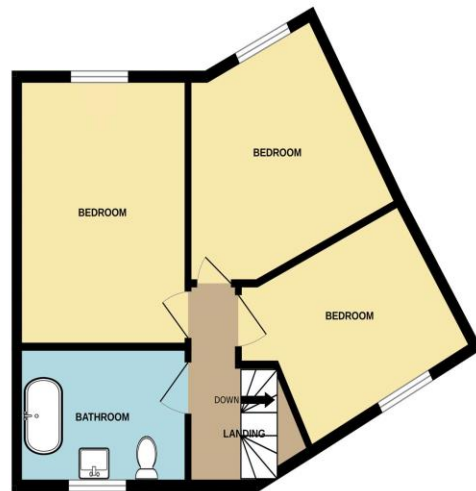
**Bedroom Two 11' 0" x 10' 3" (3.35m x 3.12m)**

**Bedroom Three 10' 9" x 8' 4" (3.28m x 2.55m)**

GROUND FLOOR  
461 sq.ft. (42.8 sq.m.) approx.



1ST FLOOR  
443 sq.ft. (41.1 sq.m.) approx.



TOTAL FLOOR AREA : 903 sq.ft. (83.9 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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