

# *Callaghans*

Independent Estate Agents, Surveyors, Valuers and Mortgage Brokers

**47 Whitsand Road,**  
**Manchester, M22 4ZA**



**£295,000**

**Stylish Modern Property**  
**Conservatory**  
**Three Bedrooms**  
**Two Receptions**  
**Spacious Garden**  
**Off Road Parking**

Callaghans Estate Agents  
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**Callaghans are delighted to offer for sale this superb property located on the ever-popular Grosvenor Park, ideally placed for excellent transport links and offering easy access to Manchester Airport.**

**This spacious and well-presented home offers comfortable family living with potential to personalise further. The ground floor boasts a bright and welcoming bay-fronted lounge, a separate dining room with a second bay window, and access into a lovely conservatory — perfect for enjoying the garden views year-round. The adjacent fitted kitchen features a range of crisp white units and integrated appliances.**

**Upstairs, you'll find three well-proportioned bedrooms and a modern three-piece family bathroom.**

**The rear garden is a real highlight — a generous outdoor space featuring a tranquil pond, an arbour, and plenty of room to entertain or relax. To the front, a driveway provides convenient off-road parking.**

**Early viewing is highly recommended to fully appreciate everything this delightful property has to offer. Contact Callaghans today to arrange your viewing.**

**Lounge 14' 2" x 13' 3" (4.31m x 4.05m)**

**Dining Room 11' 0" x 7' 4" (3.35m x 2.24m)**

**Kitchen**

**Conservatory 8' 6" x 11' 6" (2.6m x 3.5m)**

**Family Bathroom 5' 9" x 5' 5" (1.75m x 1.66m)**

**Bedroom One 8' 1" x 13' 10" (2.47m x 4.21m)**

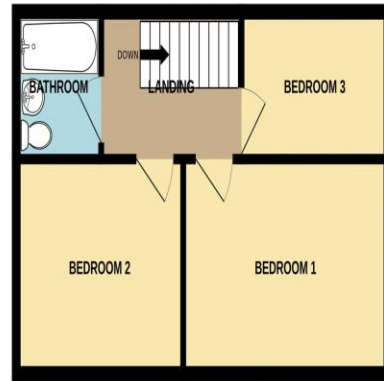
**Bedroom Two 9' 10" x 8' 1" (3m x 2.46m)**

**Bedroom Three 5' 10" x 9' 10" (1.77m x 3m)**

GROUND FLOOR  
472 sq.ft. (43.8 sq.m.) approx.



1ST FLOOR  
343 sq.ft. (31.8 sq.m.) approx.



TOTAL FLOOR AREA: 814 sq.ft. (75.6 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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