

Callaghans

Independent Estate Agents, Surveyors, Valuers and Mortgage Brokers

46 Thornsgreen Road,
Manchester, M22 1GD



£265,000

Extended Three Beds
Woodhouse Park
Fantastic Family garden
Off Road Parking
Extended Kitchen
Three Receptions
Immaculate Throughout
Viewing Recommended

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Extended Quasi Semi Detached, Three Bedrooms, Fantastic Family Sized Garden, Immaculate Throughout, Viewing Strongly Recommended. Callaghans Estate Agents are delighted to offer for sale this spacious extended three bedroomed home in Woodhouse Park to the east of Manchester Airport. With off road parking to the front and a fantastic family garden to the rear the property is ideal for a growing family. Immaculate throughout viewing on this one is strongly recommended.

Entrance Hall Radiator to side, stairs to first floor, doors to lounge and kitchen.

Lounge 14' 1" x 12' 2" (4.29m x 3.71m) Good sized lounge with upvc double glazed window to front, radiator to front and classical style fire surround with living flame gas fire. Glazed doors to rear to sitting room.

Dining Room 11' 7" x 8' 5" (3.53m x 2.56m) Upvc double glazed French Doors to rear overlooking garden. Radiator to side. Door to side to Kitchen, door to rear to sitting room.

Sitting Room 9' 3" x 8' 5" (2.82m x 2.56m) Upvc double glazed patio door to rear to garden, glazed double doors to front to lounge.

kitchen 15' 2" x 8' 9" (4.62m x 2.66m) Spacious extended kitchen with full range of base and wall cupboards, coordinated work tops, inset sink and taps. Built in Neff double oven, inset gas hob, integrated fridge and freezer, plumbed for washing machine and dishwasher. Tiled splash backs and floor, Upvc double glazed window to rear, upvc double glazed door to rear to garden.

First Floor Landing Doors to bedrooms and bathroom access to loft. Loft is boarded for storage.

Bedroom One 13' 0" x 9' 6" (3.96m x 2.89m) Upvc double glazed window to rear, radiator to front, built in closet, fitted wardrobes.

Bedroom Two 11' 4" x 11' 0" (3.45m x 3.35m) Upvc double glazed window to front, radiator to front, built in closet, fitted wardrobes.

Bedroom Three 9' 8" x 6' 11" (2.94m x 2.11m) Upvc double glazed window to front, radiator to front, fitted cabin bed.

Shower Room 7' 5" x 6' 4" (2.26m x 1.93m) Ultra modern wet room with contemporary tiling and suite. Power shower, low level wc and cistern and vanity Upvc double glazed windows to side and rear, vanity mounted basin.

Outside To the front of the property there is an enclosed garden which is mainly laid to lawn with a driveway to the centre providing off road parking. Whilst to the rear is an absolutely fantastic family garden which is laid to lawn to the centre and has well stocked flower beds to the perimeter adding a burst of colour to the scene. There is a spacious paved patio to the front.

Construction The property is of non-standard construction; specific mortgage and insurance enquiries should be made prior to viewing or incurring survey costs.

GROUND FLOOR
572 sq.ft. (53.2 sq.m.) approx.



1ST FLOOR
431 sq.ft. (40.1 sq.m.) approx.



TOTAL FLOOR AREA: 1003 sq.ft. (93.2 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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