

# *Callaghans*

Independent Estate Agents, Surveyors, Valuers and Mortgage Brokers

**220 Greenbrow Road,**  
**Manchester, M23 2TU**



**£250,000**

**Large End of Terrace**  
**Three Bedrooms**  
**Downstairs Bathroom**  
**Upstairs Shower Room**  
**White Gloss Kitchen**  
**Spacious Gardens**

Callaghans Estate Agents  
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**Callaghans are delighted to offer for sale this spacious end-of-terrace property, benefiting from generous gardens and the added convenience of a downstairs bathroom. Situated in a popular residential area close to excellent transport links, local shops, and schools, this property offers fantastic potential as your long-term family home.**

Occupying a desirable end position within the terrace, the property enjoys additional outdoor space and a bright, airy feel throughout. The welcoming front lounge features large a window that flood the room with natural light, while the open staircase creates a sense of space and easy flow to the first floor. The lounge seamlessly connects to the rear dining kitchen, creating a sociable environment ideal for family living and entertaining.

The dining kitchen is fitted with modern white gloss floor and wall units, complemented by an inset sink, oven, and hob, offering both style and practicality. Patio doors open directly onto the rear garden, extending the living space outdoors and making it perfect for gatherings during the warmer months. Completing the ground floor is a showroom-quality bathroom, beautifully finished with tiled walls and a contemporary suite, adding a touch of luxury to everyday living.

On the first floor, the property continues to impress with an additional family bathroom featuring a walk-in shower, alongside a separate tiled WC for added convenience. There are two generously sized double bedrooms, both offering comfortable living space, while the third bedroom provides flexibility as a child's room, nursery, or home office.

Externally, the front garden is low-maintenance and paved, while the spacious rear lawned garden provides an excellent area for children to play, outdoor dining, or relaxing with family and friends.

Offering spacious accommodation, modern features, and a family-friendly layout, this property has all the makings of a wonderful forever home. Early viewing is highly recommended. Contact Callaghans today to arrange your appointment.

**Lounge** 20' 8" x 10' 2" (6.3m x 3.1m)

**Kitchen/Diner** 20' 8" x 7' 10" (6.3m x 2.38m)

**Downstairs Bathroom** 12' 10" x 4' 10" (3.9m x 1.48m)

**Family Bathroom** 6' 7" x 5' 5" (2m x 1.65m)

**Toilet** 2' 7" x 5' 5" (0.8m x 1.65m)

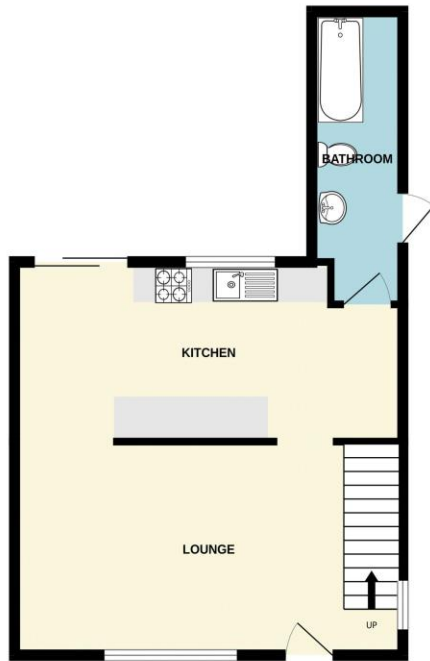
**Bedroom One** 15' 3" x 10' 2" (4.65m x 3.11m)

**Bedroom Two** 9' 5" x 14' 5" (2.87m x 4.4m)

**Bedroom Three** 9' 4" x 9' 10" (2.85m x 3m)

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GROUND FLOOR  
477 sq.ft. (44.3 sq.m.) approx.



1ST FLOOR  
447 sq.ft. (41.6 sq.m.) approx.



TOTAL FLOOR AREA: 925 sq.ft. (85.9 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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