

# Callaghans

Independent Estate Agents, Surveyors, Valuers and Mortgage Brokers

**47 Portrush Road,**  
**Manchester, M22 5NG**



**£295,000**

**Extended End of Terrace**  
**Bi-Folds into Garden**  
**Three Bedrooms**  
**Open Plan Kitchen**  
**Stylish Bathroom**  
**Downstairs Toilet**

Callaghans Estate Agents  
46 Church Road, Gatley, SK8 4NQ  
Telephone: 0161 491 4000, Fax: 0161 491 55 44  
Website: [www.callaghansltd.com](http://www.callaghansltd.com) Email: [admin@callaghansltd.com](mailto:admin@callaghansltd.com)

Callaghans are pleased to offer for sale this stylish, extended modern end-of-terrace home, located on the popular Peel Estate. Finished to a high standard, this property is ready for you to move straight in.

Upon entering the porch, you are immediately drawn through to the rear garden, creating a sense of space and light. The front lounge features dual-aspect windows and a feature fireplace just crying out for a log burner, providing a cosy and relaxing space for family life. To the rear, the open-plan kitchen overlooks the garden through bi-fold doors, making it an ideal space for family gatherings. The kitchen is fitted with a range of floor and wall units, with a peninsula providing a practical division of space. At the rear of the room is a versatile lounge or formal dining area, which opens onto the patio and lawn, offering additional space for relaxation or outdoor activities. A downstairs WC and utility space complete the ground floor.

On the first floor, the stylish bathroom is fitted with a vanity sink and an over-bath shower. The master bedroom benefits from fitted wardrobes, while two further bedrooms complete this impressive home.

Situated close to a Metrolink station, Manchester Airport, and Wythenshawe Hospital, this property offers excellent convenience alongside its modern comforts.

Contact Callaghans today to arrange a viewing before this desirable home is snapped up.

**Entrance Porch** 4' 5" x 6' 4" (1.34m x 1.92m)

**Lounge** 14' 8" x 14' 2" (4.46m x 4.33m)

**Kitchen** 9' 10" x 11' 3" (3m x 3.43m)

**Rear Lounge** 13' 1" x 8' 2" (4m x 2.5m)

**Downstairs Toilet** 2' 11" x 4' 7" (0.88m x 1.39m)

**Utility room** 7' 3" x 3' 1" (2.2m x 0.94m)

**Family Bathroom** 6' 2" x 5' 11" (1.88m x 1.8m)

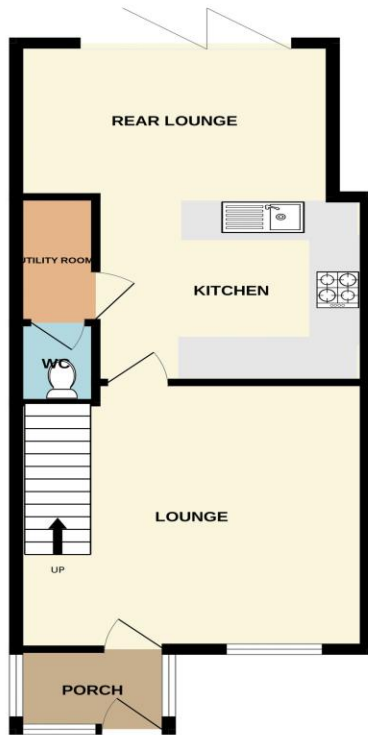
**Bedroom One** 13' 10" x 8' 6" (4.21m x 2.58m)

**Bedroom Two** 9' 1" x 8' 2" (2.78m x 2.5m)

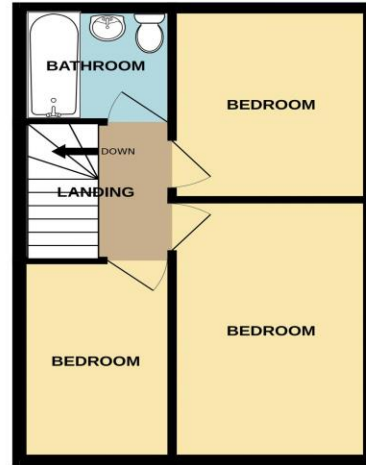
**Bedroom Three** 6' 0" x 10' 8" (1.83m x 3.25m)

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GROUND FLOOR  
488 sq.ft. (45.3 sq.m.) approx.



1ST FLOOR  
352 sq.ft. (32.7 sq.m.) approx.



TOTAL FLOOR AREA: 840 sq.ft. (78.1 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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