

Callaghans

Independent Estate Agents, Surveyors, Valuers and Mortgage Brokers

44 Thornsgreen Road,
Manchester, M22 1GD



£270,000

Stylish and Spacious
Four Bedrooms
Modern Blue Kitchen
Downstairs Bedroom with En-Suite
Garden Room in Rear Garden
Off Road Parking

Callaghans Estate Agents
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located in the sought-after area of Woodhouse Park. Finished to a high specification throughout, this property ticks all the boxes for modern family living.

A welcoming hallway leads into a beautifully presented lounge, featuring elegant wall panelling and a striking fireplace, creating a warm and inviting space to relax. To the rear, the dining area enjoys views over the garden, with patio doors providing seamless access to outdoor living.

The contemporary kitchen is right on trend, boasting stylish blue wall and base units, complemented by integrated appliances and ample workspace—perfect for both everyday living and entertaining.

A standout feature of the ground floor is the additional bedroom, complete with its own en-suite, making it ideal for guests, extended family, or flexible living arrangements.

Externally, the property benefits from a generous rear garden, thoughtfully designed with a garden room and distinct areas for both relaxation and play—perfect for enjoying time with family and friends.

Upstairs, there are three well-proportioned bedrooms, offering comfortable accommodation for the whole family. The modern family bathroom features tiled walls and a contemporary suite with an over-bath shower, alongside the convenience of a separate WC.

Presented in move-in condition and ideally situated close to local shops, schools, and excellent transport links, this is a fantastic opportunity not to be missed. Contact Callaghans today to arrange your viewing.

Lounge 12' 3" x 14' 1" (3.73m x 4.28m)

Dining area 8' 10" x 8' 7" (2.7m x 2.61m)

Kitchen 11' 4" x 8' 5" (3.45m x 2.56m)

Downstairs Bedroom 11' 8" x 10' 0" (3.55m x 3.05m)

En-suite 7' 0" x 3' 2" (2.13m x 0.96m)

Family Bathroom 4' 6" x 5' 5" (1.38m x 1.66m)

Toilet 2' 7" x 5' 5" (0.8m x 1.66m)

Bedroom One 10' 11" x 13' 1" (3.34m x 4m)

Bedroom Two 14' 2" x 10' 0" (4.32m x 3.05m)

Bedroom Three 9' 10" x 7' 1" (3m x 2.17m)

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GROUND FLOOR
579 sq.ft. (53.7 sq.m.) approx.



1ST FLOOR
472 sq.ft. (43.9 sq.m.) approx.



TOTAL FLOOR AREA : 1051 sq.ft. (97.6 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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