

Callaghans

Independent Estate Agents, Surveyors, Valuers and Mortgage Brokers

47 Whitsand Road,
Manchester, M22 4ZA



£280,000

Stylish Modern Property

CHAIN FREE

Three Bedrooms

Conservatory

Spacious Garden

Off Road Parking

Two Receptions

Callaghans Estate Agents

46 Church Road, Gatley, SK8 4NQ

Telephone: 0161 491 4000, Fax: 0161 491 55 44

Website: www.callaghansltd.com Email: admin@callaghansltd.com

Callaghans are delighted to offer for sale this chain-free property, located on the ever-popular Grosvenor Park. Ideally positioned for excellent transport links, the property also offers convenient access to Manchester Airport, making it a great choice for commuters and families alike.

This spacious and well-presented home provides comfortable living with scope for further personalisation. The ground floor features a bright bay-fronted lounge, alongside a separate dining room with a second bay window, creating versatile living and entertaining spaces. To the rear, a charming conservatory offers a relaxing area to enjoy views of the garden throughout the year. The adjacent kitchen is fitted with a range of crisp white wall and base units, along with integrated appliances, providing a practical and functional space.

Upstairs, the property offers three well-proportioned bedrooms and a modern three-piece family bathroom, completing the internal accommodation.

Externally, the rear garden is a standout feature—generous in size and thoughtfully arranged, with a tranquil pond, an arbour and plenty of space for outdoor entertaining or relaxation. To the front, a driveway provides convenient off-road parking.

Early viewing is highly recommended to fully appreciate all that this delightful home 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)

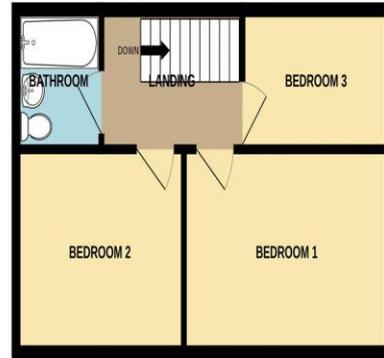
Bedroom Three 5' 10" x 9' 10" (1.77m x 3m)

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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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