



361 Portway
Manchester M22 0EJ
Asking Price £270,000

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361 Portway Manchester M22 0EJ

Asking Price £270,000

A Three Bedroom, FREEHOLD, End Terrace, with off road parking plus side and rear garden.

Fronting onto Portway and situated close to local shops, schooling, Metro etc, this lovely home offers: Entrance Porch, Entrance Hall, Lounger opening into Dining Room, Fitted Kitchen, Enclosed Side Porch with access to Utility Room. On the First Floor are Three Bedrooms, and refitted Bathroom/WC/Shower Cubicle. Outside are gardens and driveway to the front with Double gates at the side leading to side and rear gardens which also includes a shed.

The property is ideal for a first time buyer or buy to let Landlord. It presents an excellent purchase at a sensible price.

VIEWING ESSENTIAL.

- Three Bedrooms
- Gas Central Heating
- PVCU Double Glazing
- Cavity Wall Insulation
- Multi Fuel Stove
- Excellent Condition
- Garden to three sides
- Freehold

Entrance Porch
7'9" x 3'4"
Tiled

Entrance Hall
7'4" x 7'3"

Lounge
16'1" x 9'10"
Inset Multi Fuel Stove set on a Black Quarry Tiled Hearth.
Opening to:

Dining Room
9'9" x 9'5"

Fitted Kitchen
9'6" x max x 9'4"
Fitted Units, Gas Hob, Extractor Hood, Electric Under Oven/Grill, Tiled Floor
Glazed side door to Side Porch

Utility Room
6'6" x 5'
Wall Mounted Gas Boiler, Plumbing for Washing Machine
Vent for Tumble Dryer

Landing

Bedroom One
13'9" x 9'8"
Fitted Wardrobes

Bedroom Two
13'4" x 9'4"
Fitted Wardrobes and Cupboards
Built in shelving

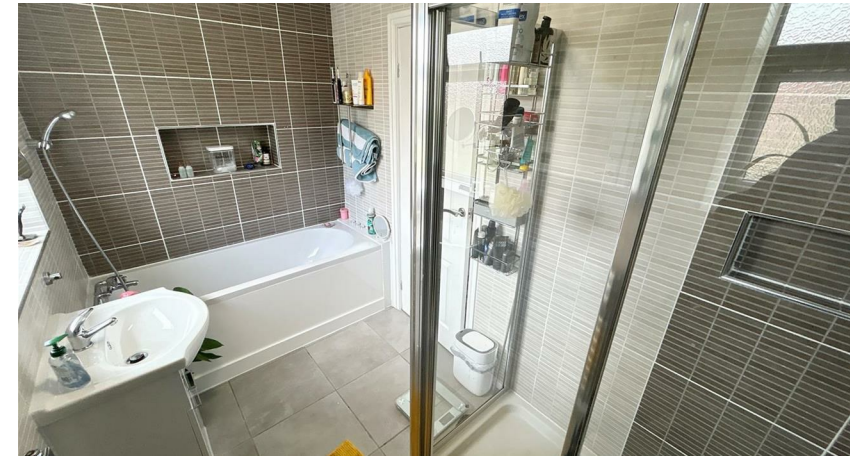
Bedroom Three L Shaped
9'7" x 9'7"
Built in shelving and clothes rail

Bathroom/WC/Shower
9'9" x 5'5"
Tiled Walls and Floor, White Suite to include Bath and Shower Cubicle

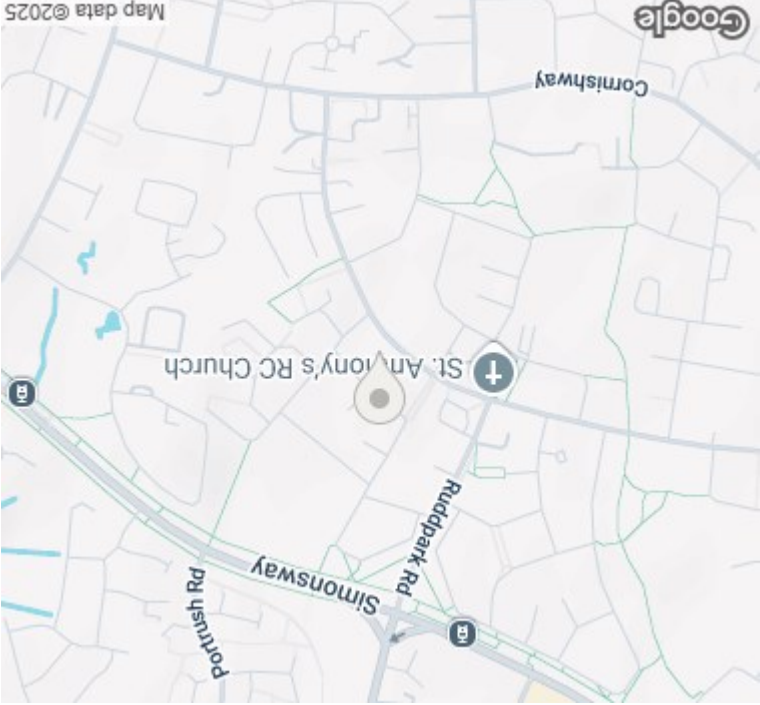
Outside
Front Garden and Driveway, double gates to side and rear gardens to include shed, Pergola, fencing etc

Tenure: Freehold
Council Tax: Manchester A





To view this property call Main & Main on 0161 437 1338



Special Note - The price is correct at the time of going to print, we advise customers to enquire the price of specific properties prior to viewing. We reserve the right to amend/improve the specification at any time. Any special offer relating is offered at the asking price stated and is subject to terms and conditions.

NB - The services, appliances and heating systems have not been tested and therefore no warranty can be given or implied as to their working order. They should therefore be verified on survey by any prospective purchaser. All measurements are approximate.

Tenure - To be confirmed with a solicitor at point of sale.

Call Monitoring System - Please note that all our calls are recorded for monitoring and training purposes.

Energy Efficiency Rating		
EU Directive 2002/91/EC		
England & Wales		
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(58-68) D		
(49-57) E		
(39-48) F		
(21-38) G		
Not energy efficient - higher running costs		
(1-20)		
EU Directive 2002/91/EC		
England & Wales		
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
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(49-57) E		
(39-48) F		
(21-38) G		
Not environmentally friendly - higher CO ₂ emissions		
(1-20)		
EU Directive 2002/91/EC		
England & Wales		
Current		
Potential		
Environmental Impact (CO ₂) Rating		

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