



Porthleven Drive, Baguley, Manchester, M23

Offers Over: £300,000

To be advised

Porthleven Drive, Baguley, Manchester, M23

This immaculately presented end-terrace home offers a perfect blend of modern living and stylish design. Upon entering, you are welcomed by a spacious entrance hall featuring a beautifully panelled cloak area, setting the tone for the rest of the home. Just off the entrance hall is a bright and airy reception room, complete with a large window to the front elevation, allowing natural light to flood the space.

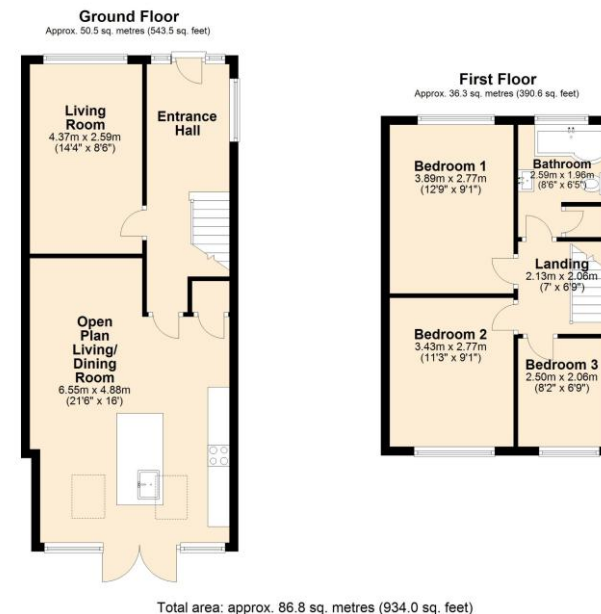
To the rear of the ground floor, you will find an exceptional open-plan kitchen, dining, and living area – an ideal space for both relaxation and entertaining. The modern kitchen is fitted with a sleek range of base and eye-level units, providing ample storage, while integrated appliances, including a fridge freezer, hob, and oven enhance convenience. A central island unit offers additional storage and seating, perfect for casual dining. The living area provides plenty of space for furniture, creating a warm and inviting atmosphere, while patio doors open directly onto the rear garden, seamlessly blending indoor and outdoor living.

Upstairs, the first floor comprises three well-proportioned bedrooms, two of which are generous doubles. The contemporary family bathroom features a white three-piece suite complemented by stylish fitted storage, offering practicality.

Externally, the property benefits from off-road parking and a neatly maintained lawned area to the front. To the rear, an enclosed garden provides the perfect outdoor retreat, featuring a decked patio area and a low-maintenance artificial lawn, all enclosed by timber fence boundaries for added privacy.

Located in the sought-after area of Baguley, this home enjoys a fantastic setting with excellent local amenities, transport links, and green spaces. Baguley is well-connected, with easy access to the M56 and M60 motorways, as well as tram and bus routes into Manchester city centre. The area boasts a range of highly regarded schools, making it an excellent choice for families. Nearby Wythenshawe Park offers beautiful open spaces for outdoor activities, while local shops, supermarkets, and dining options cater to all everyday needs.

- Leasehold
- 999 years from 1 May 1975
- Ground Rent £26pa
- EPC Grade D
- Council Tax Band B







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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Disclaimer

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