



ASHWORTH HOLME
Sales · Lettings · Property Management



3 PORTHLEVEN DRIVE, M23 9PP
£300,000



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DESCRIPTION

A BEAUTIFULLY EXTENDED AND SUPERBLY PRESENTED MID-TERRACED FAMILY HOME, OFFERING SPACIOUS AND WELL-BALANCED ACCOMMODATION THROUGHOUT. IDEALLY SITUATED WITHIN A POPULAR RESIDENTIAL AREA CLOSE TO TIMPERLEY VILLAGE, THIS PROPERTY IS PERFECT FOR MODERN FAMILY LIVING.

The property has been thoughtfully extended and updated over the years to create a stylish and versatile living space. A large, welcoming entrance hall sets the tone for the rest of the home, leading to a separate sitting room at the front. To the rear, an impressive open-plan living/dining kitchen features a comprehensive range of fitted units and flows seamlessly into a bright conservatory, with doors opening onto the low-maintenance, block-paved rear garden.

Upstairs, the first floor offers three well-proportioned bedrooms along with a modern, contemporary family bathroom/WC.

Externally, the property benefits from a driveway to the front providing off-road parking for two vehicles. The rear garden is block-paved, offering an attractive and low-maintenance outdoor space.

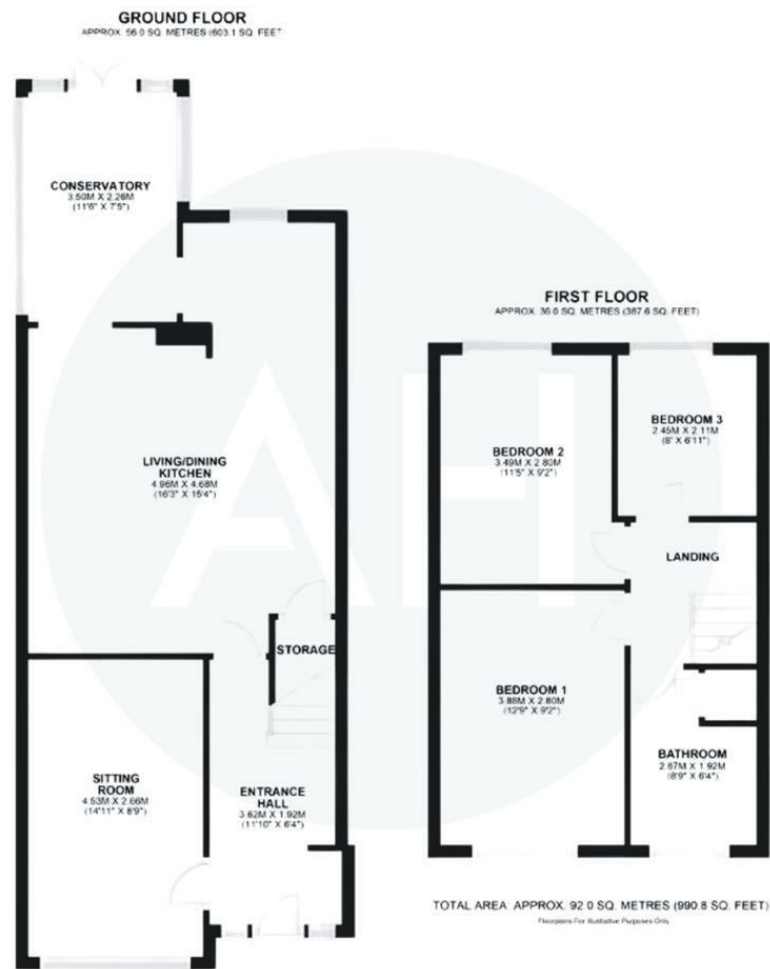
Porthleven Drive is conveniently located around a mile from Timperley village centre and offers excellent transport links, including nearby access to the Metrolink for commuting into Manchester, the motorway network, and Wythenshawe Hospital.

KEY FEATURES

- Extended mid-terraced home
- Conservatory with garden access
- Three good-sized bedrooms
- Driveway for two cars
- Open-plan kitchen/dining/living area
- Separate front sitting room
- Modern family bathroom
- Low-maintenance rear garden







ASHWORTH HOLME

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC