

## 46 Portrea Close, Stockport

Freehold

CUL-DE-SAC LOCATION • BEAUTIFUL OPEN VIEWS TO THE REAR OF THE PROPERTY • GENEROUS FRONT GARDEN AND DRIVEWAY • CLOSE TO LOCAL TRANSPORT LINKS AND AMENITIES • TWO SPACIOUS DOUBLE BEDROOMS • WEST FACING GARDEN

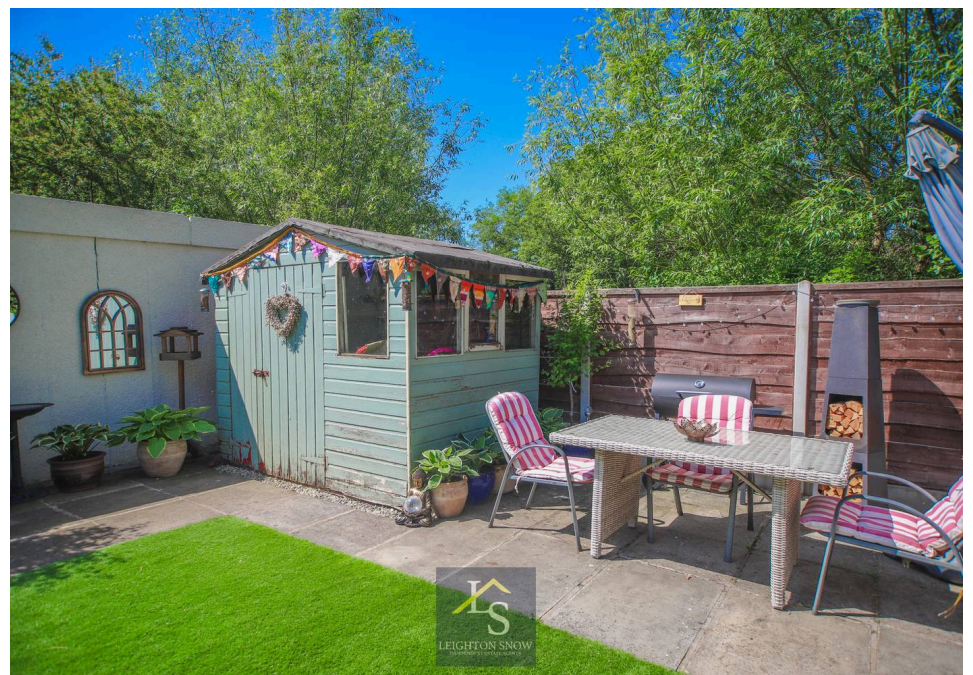
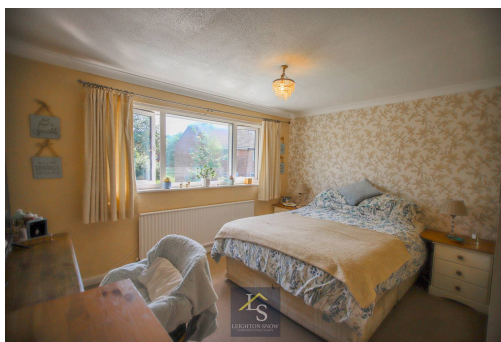


Council Tax band: B

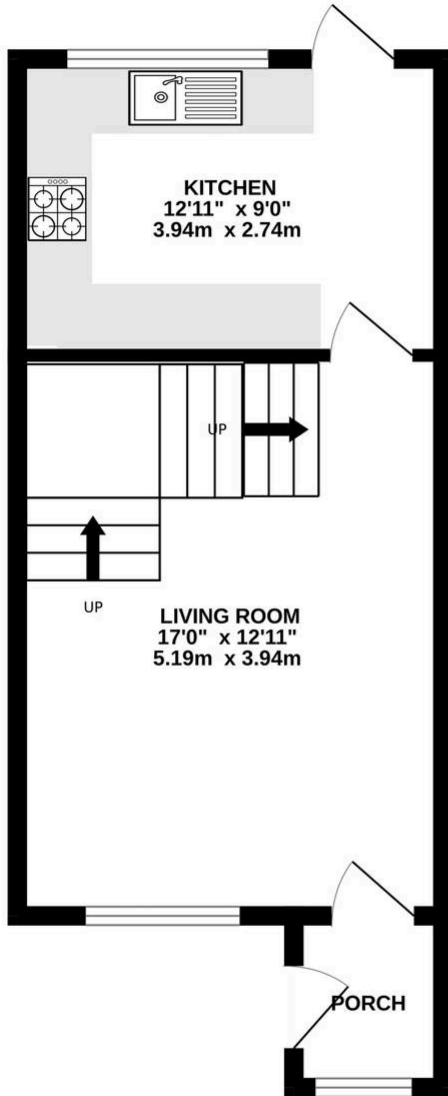
Tenure: Freehold



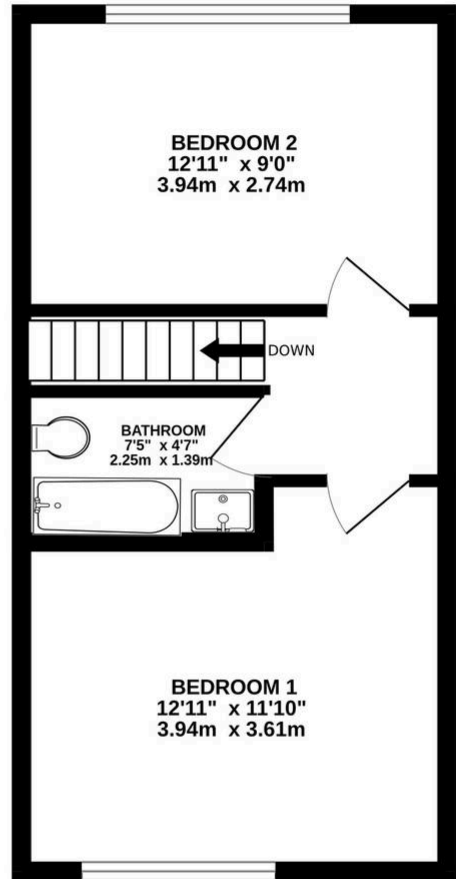
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GROUND FLOOR  
360 sq.ft. (33.4 sq.m.) approx.



1ST FLOOR  
336 sq.ft. (31.2 sq.m.) approx.



TOTAL FLOOR AREA : 696 sq.ft. (64.6 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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Nestled in a peaceful cul-de-sac, this attractive two-bedroom semi-detached house presents an excellent opportunity for those seeking a comfortable and well-positioned home. The property boasts a desirable position with stunning open views to the rear, offering privacy in the well-maintained west facing garden area.

Upon entering, you are greeted by a good-sized porch area, offering storage for coats and shoes, that leads into a bright and airy living room, adorned with natural light. To the rear, the kitchen has thoughtfully designed, offering a good amount storage and workspace, with a layout that maximises functionality for every-day living.

Upstairs, there are two spacious double bedrooms providing generous accommodation, with the second bedroom to the rear, offering a generous amount of storage, with the fitted wardrobes. The bathroom is modern and well-appointed, and consists of a white, three piece suite, including a bath, with shower over, a wash-hand basin and a W/C. Externally to the rear, the property is enhanced by it's west-facing aspect, offering a wonderful space for relaxation in the summer, and al-fresco dining. To the front, a generous garden and a private driveway, boast both practicality and kerb appeal, providing convenient off-road parking for multiple vehicles.

The property is ideally situated close to local transport links, and is within easy reach of a wide range of amenities including shops, schools, and leisure facilities. This property offers an excellent opportunity for first-time buyers, buy-to-let investors those looking to downsize without compromising on space or location.

*PROPERTY MISDESCRIPTIONS ACT 1991 For clarification, Leighton Snow Agents wish to inform prospective purchasers, that we have not carried out a detailed survey, nor have we tested any of the appliances or heating system and cannot give any warranties as to their full working order. Purchasers are advised to obtain independent specialist reports if they have any doubts. All measurements are approximate and should not be relied upon for carpets or furnishings.*



