



Portway, Manchester, M22 0BS

Offers Over £300,000

3 1 1



A home full of surprises!

There are some homes where first impressions only tell half the story - and this is certainly one of them.

Behind its modest exterior lies a surprisingly spacious and beautifully presented family home, full of personality and considerably more impressive than you might expect from the street.

The ground floor has a welcoming, individual feel, with a generous reception area opening into the living accommodation. The stylish contemporary kitchen is particularly well appointed, while the characterful living room provides a comfortable place to relax, with doors opening towards the garden beyond and stove effect fire.

Upstairs are three good size bedrooms, including an impressive main bedroom, together with a well appointed bathroom featuring a freestanding bath and contemporary fittings. A separate ground floor WC and useful, large boarded loft space add further practicality.

But the real surprise is waiting outside.

The fabulous rear garden has clearly been created with enormous care and provides a wonderful setting for family life, entertaining or simply escaping at the end of the day, when it is transformed by the wonderful external lighting. A lawn, mature planting, established hedging and several seating areas combine with a pergola and two substantial garden rooms/summerhouses to create an outdoor space which is something very special.

Communal parking is available to the front, while the location offers excellent access to Manchester Airport, Wythenshawe Hospital, Metrolink and motorway connections, together with local schools and amenities.

A wonderfully deceptive home that needs to be experienced rather than simply viewed online.





Total area: approx. 87.3 sq. metres (939.4 sq. feet)

- Deceptively spacious family home
- Beautifully presented throughout
- Three good size bedrooms
- Stylish contemporary fitted kitchen
- Characterful living room
- Impressive modern bathroom
- Stunning large landscaped rear garden
- Useful boarded loft space
- Gas central heating & double glazing
- Excellent airport, Metrolink & motorway access



Your home may be repossessed if you do not keep up repayments on your mortgage N.B. Maurice Kilbride Residential Sales and Lettings Limited for themselves and for the vendors or lessors of this property whose agents they are given notice that; 1. The particulars are set out as a general outline only for the guidance of intending purchasers or lesser and do not constitute part of an offer or contract. 2. All descriptions, dimensions, references and condition or necessary permission for use and occupation and other details are given without responsibility or intending purchasers or tenants should not rely on them as statement or representations of face must satisfy themselves in inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Maurice Kilbride Residential Sales or Lettings Limited has any authority to make or give any representation or warranty whatever in relation to this property.