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Visit our web site – [www.roger-dean.co.uk](http://www.roger-dean.co.uk)

# 377 Portway Woodhouse Park



## ‘A Three Bedroomed Terraced Family Home’

- Renovated throughout
- uPVC double glazed windows & doors
- Large Porch
- No Forward Chain
- Newly Fitted kitchen
- Three bedrooms
- Bathroom with shower
- Good off-road parking
- Gardens to the rear
- Additional upstairs toilet
- Viewing recommended
- EPC rating D

**Price: £280,000**

This three bedroomed terraced home offers good family accommodation in a convenient location. Comprising gas fired central heating, uPVC windows and doors incorporating sealed unit double glazing, entrance hall, lounge, fitted kitchen, three bedrooms and a bathroom with shower, toilet and separate wc. The property also benefits from off-road parking. Suitably positioned for a wide range of amenities including local shops/markets at Civic Centre, leisure/entertainment activities at The Forum and The Woodhouse Park Lifestyle Centre, health centre, business parks/office centres at Styal Road, Ringway Road and Simonsway, access to the national motorway network, Metrolink tram system, Manchester International Airport (hotels/rail station) and schools – all of which are within a radius of three miles or so. Manchester and Stockport are some nine/six miles distant respectively both of which provide a more comprehensive range of leisure/ entertainment/recreational activities catering for the majority of tastes.

### Directions

From our Heald Green Office proceed along Finney Lane onto Simonsway, turn left onto Shaddowmoss Road, turn right onto Cornishway and right onto Portway where the property will be on the right hand side.

### Porch Entrance

12'3 x 4'1 uPVC structure on brick wall, uPVC double glazed window, vinyl click flooring.

### Entrance hall

5'11 x 3'8 Power points, cupboard housing electric meter. Amtico flooring though to:

### Lounge

18'5 x 12'7 Central heating radiator, uPVC double glazed windows, power points, tv point, uPVC french door to rear.

### Fitted kitchen

18'8 x 13'11 Fitted with a range of wall and base units providing good storage, quartz worktop with good surfaces space, granite single drainer sink unit with mixer tap, integrated electric oven, integrated microwave, electric hob with extractor fan above, space for fridge freezer, plumbing for washing machine, plumbing for dishwasher, power points, uPVC double glazed windows, cupboard housing gas meter, cupboard with good storage.

**From the entrance hall stairs to:**

### Landing

Access to insulated and boarded loft.

### Bedroom 1

12'10 x 10'8 Central heating radiator, uPVC double glazed window, power points, built in cupboard providing good storage over the bulk head.

### Bedroom 2

11'8 x 8'2 Central heating radiators, uPVC double glazed window, power points.

### Bedroom 3

9'7 x 7'10 Central heating radiator, uPVC double glazed window, power points

### Bathroom with shower

11'9 x 6'7 Fitted suite comprising bath with shower overhead, low level wc with hose, vanity wash basin, mirrored cabinet, half aquaboarded walls, uPVC double glazed window.

### Wc

3'10 x 2'10 Closed coupled wc, tiled floor.

### Rear garden

Lawn and patio area, wooden garden shed, outside tap hot & cold all enclosed within fencing.

### Outside

The frontage offers driveway providing good off-road parking.

### Tenure

Freehold

### Council Tax

Tax Band A - Manchester CC

### Possession

On completion

### Postcode

M22 0EJ

### Purchase Price

£280,000

### Viewing Arrangements

By appointment with the agents.

#### Mortgages

We refer all of our mortgages to a local firm called Liquid Financial Services Limited, who are directly authorised mortgage brokers. They have access to the whole of the intermediary mortgage market and **do not charge any fees, so everything they do is for free.** You can contact them on 0161 610 2592 or 0161 610 2596.

#### Note

Roger W Dean & Company has not tested the gas appliances at this property and cannot therefore state that they are in full working order. We recommend the purchaser have them checked by a gas safe registered gas engineer.

