



RESIDENTIAL SALES & LETTING AGENTS

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Portway, Manchester, M22 0BS

Offers Over £325,000

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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.

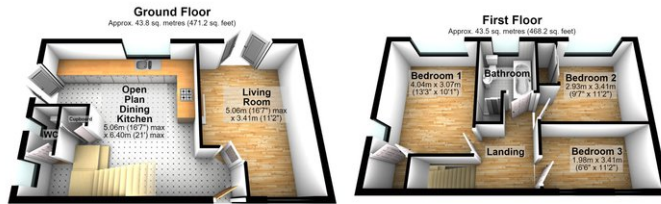
But the real surprise is waiting outside.

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



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