



## Cornishway, Manchester, M22

Asking Price

**£280,000**

THREE DOUBLE BEDROOM SEMI DETACHED FAMILY HOME

BOARDED LOFT ROOM WITH LIGHT

OUTSIDE EV CHARGING POINT

OUTSIDE STUDIO/HOME OFFICE

WALKING DISTANCE TO MANCHESTER AIRPORT AND TRAM STOP

OFF ROAD PARKING

DOWNSTAIRS WC

SPACIOUS INTERIOR

LARGE FRONT AND REAR GARDENS

CLOSE BY TO LOCAL SHOPS, SCHOOLS AND WYTHENSHAW HOSPITAL

Located in a sought-after residential area of Woodhouse Park, Manchester, this well-presented three double bedroom semi-detached family home offers a fantastic opportunity for buyers seeking space, convenience and versatility. Priced at an asking price of £280,000, the property enjoys a prime position on Cornishway, offering excellent transport links and access to local amenities.

Upon entering, you are welcomed by a spacious interior, including a generously sized reception room that provides an ideal space for family living and entertaining. The modern bathroom meets the needs of a growing family, while the large double bedrooms offer comfortable and functional accommodation. Additionally, a fully boarded loft room with lighting presents a useful storage solution or potential extra space, ideal for a hobby area or teen den.

The home benefits from a fully-fitted alarm system with CCTV for added security and peace of mind. Outside, the property is equally impressive with substantial front and rear gardens, providing ample outdoor space for leisure and gatherings. An added bonus is the dedicated outside studio/home office, perfect for remote working or a creative workspace. For eco-conscious buyers, the driveway includes an electric vehicle charging point and offers off-road parking for multiple vehicles.

Situated within walking distance of Manchester Airport and the local tram stop, the property is well-connected for both local and wider travel. The nearest train station, Manchester Airport, is approximately a 5-minute drive away, offering quick access into the city centre and beyond. The location is ideal for families, with several well-regarded primary and secondary schools nearby. Local supermarkets, including Tesco, Aldi and Asda, can be reached within a 10-minute drive, ensuring everyday essentials are close at hand.

Healthcare provision is excellent, with Wythenshawe Hospital just a short distance away, providing essential medical services and specialist care. Leisure facilities such as the Forum Leisure Centre, parks, and various fitness clubs are also within easy reach, catering to those who enjoy an active lifestyle.

This property combines the comfort of spacious family living with the practicality of a great location. Whether you're a growing family or simply looking for a flexible home in a thriving area with valuable amenities nearby, this semi-detached gem on Cornishway ticks all the boxes. Early viewing is highly recommended.

## **GROUND FLOOR**

### **ENTRANCE PORCH**

uPVC porch with wood laminate to floor, wall light.

### **HALLWAY**

Bright entrance hall with wood laminate to floor, ceiling down lights, meter cupboard, radiator, under stairs cloaks.

### **LIVING ROOM**

17' (5m 18cm) 10" x 10' (3m 4cm) 10"



Stunning room with wood laminate to floor, two radiators, uPVC double glazed window to the front and uPVC double glazed patio doors leading to the rear garden. Ample space for free standing living room furniture.

### DINING KITCHEN

17' (5m 18cm) 10" x 9' (2m 74cm) 2"

To the kitchen side there are ample base and eye level units with a complimentary work surface over with tiled splash backs, four ring electric hob with stainless steel extractor hob over, integrated fridge freezer, washer drier, one and half stainless steel sink unit with mixer tap, uPVC double glazed window to the front aspect. To the dining room side there is a radiator, uPVC double glazed door to the rear and ample space for dining table and chairs.

### DOWNSTAIRS WC AND STORAGE CUPBOARD

Tiled floor with a low level WC, with uPVC frosted window to the rear. Ample storage space in the opposite side.

### FIRST FLOOR

#### BEDROOM ONE

12' (3m 65cm) 11" x 8' (2m 43cm) 10"

First double bedroom with carpet to floor, radiator, full size free standing wardrobe, uPVC double glazed window to the front aspect.

#### BEDROOM TWO

11' (3m 35cm) 11" x 8' (2m 43cm) 5"

Second double bedroom with carpet to floor, radiator, uPVC double glazed window to the front aspect.

#### BEDROOM THREE

10' (3m 4cm) 11" x 9' (2m 74cm)

Third double bedroom with carpet to floor, radiator, cupboard housing the combi-boiler, uPVC double glazed window to the rear aspect.

### FAMILY BATHROOM

8' (2m 43cm) 9" x 6' (1m 82cm) 8"

Bespoke fully tiled bathroom with underfloor heating, ceramic bath with adjustable shower and rain fall shower over, hand wash basin set in vanity unit, low level WC, chrome towel radiator, two uPVC double glazed windows.

### LOFT ROOM

Boarded loft room with light

### STUDIO/HOME OFFICE/PLAY ROOM

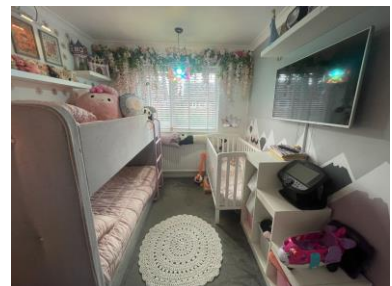
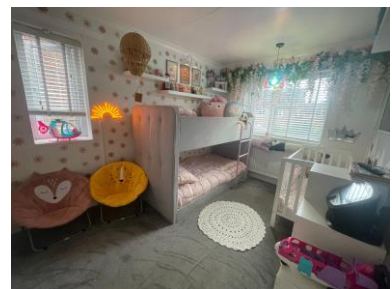
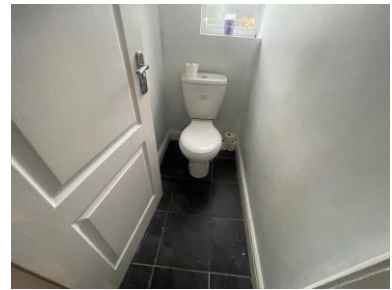
This purpose built studio/home office has electric, heating, water and CCTV. Ideal for a multiple of uses.

### OUTSIDE

The large front garden is mainly all lawn and securely gated with new panelling and a lockable gate for security. The secluded South facing rear garden has two raised decking areas for Al fresco dining/entertaining or relaxing with low maintenance artificial grass bordered by wood panel fencing.

### DISCLAIMER

Disclaimer: These particulars, whilst believed to be accurate are set out as a general guideline only or guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation or fact, but must satisfy themselves by inspection or otherwise as to their accuracy. Please note that we have not tested any apparatus,





equipment, fixtures, fittings or services, including gas central heating and so cannot verify they are in working order or fit for their purpose. Furthermore solicitors should confirm movable items described in the sales particulars are, in fact included in the sale since circumstances do change during marketing or negotiations. Although we try to ensure accuracy, measurements used in this brochure may be approximate. Therefore if intending purchasers need accurate measurements to order carpeting or to ensure existing furniture will fit, they should take such measurements themselves

