



Cornishway, Manchester, M22

Asking Price

£310,000

LARGE THREE BEDROOM SEMI DETACHED FAMILY HOME

LANDSCAPED SOUTH FACING REAR GARDEN

DOWNSTAIRS WC

TWO RECEPTION ROOMS PLUS A CONSERVATORY

CLOSE BY TO MANCHESTER AIRPORT, LOCAL SCHOOLS AND SHOPS

OFF ROAD PARKING FOR SEVERAL VEHICLES

SEPARATE GARAGE

THREE GOOD SIZE BEDROOMS

EPC RATING C

FIVE MINUTES TO WYTHENSHAW HOSPITAL

Located in the ever-popular area of Woodhouse Park, Cornishway presents a superb opportunity to own a well-proportioned and beautifully maintained three-bedroom semi-detached family home, offered for sale at an asking price of £310,000. This property combines generous living spaces, modern conveniences, and fantastic outdoor areas, ideally suited for family life or those seeking easy access to Manchester Airport and wider transport links.



The home boasts two spacious reception rooms, in addition to a light-filled conservatory, offering flexible options for family living or entertaining. A convenient downstairs WC adds to the practicality of the ground floor. Upstairs, three good-sized bedrooms provide ample accommodation and are serviced by a family bathroom. The overall layout is ideal for growing families or those requiring home-working space.



Externally, the residence benefits from a beautifully landscaped, south-facing rear garden—perfect for relaxing or al fresco dining during the warmer months. The front of the property offers ample off-road parking for several vehicles, with the additional bonus of a separate garage, ideal for further storage or workshop use.



The location is particularly appealing, with Manchester Airport just a short drive away, offering unmatched convenience for frequent travellers. Wythenshawe Hospital can be reached within five minutes, making this an ideal choice for healthcare professionals. Local primary and secondary schools are easily accessible, ensuring minimal travel times for families with school-aged children.



Everyday amenities, including popular supermarkets such as Tesco Extra, Asda and Aldi, are within a short distance, ensuring convenience at your doorstep. For leisure and recreation, the nearby Wythenshawe Park and Leisure Centre offers open green spaces, sports facilities and playgrounds. Train stations such as Heald Green and Manchester Airport Station provide direct services to Manchester City Centre and beyond, while access to the motorway network is easily reached via the M56 and M60.



Overall, this generously sized family home offers a rare combination of space, style and location, making it a compelling prospect for discerning buyers seeking modern living in an increasingly sought-after area. Early viewing is recommended to fully appreciate what this property has to offer.

Ground Floor

Entrance Porch

Tiled floor.

Entrance Hall

Tiled floor, radiator

Living Room

16'2" (4m 92cm) x 9'9" (2m 97cm)

Upvc double glazed window, wall lights, electric fire, carpet to floor,



Dining Room

9'11" (3m 2cm) x 7'10" (2m 38cm)

Upvc patio doors, carpet to floor, radiator.



Kitchen

9'5" (2m 87cm) x 7'2" (2m 18cm)

Range of wall and base units, four ring gas hob with oven, dishwasher, tiled floor, Upvc double glazed window.



Conservatory

10'5" (3m 17cm) x 8'1" (2m 46cm)

Tiled floor, sliding door.

Downstairs WC

Low level WC, Tiled floor

Utility Room

Upvc double glazed window, storage cupboards, combi boiler, tiled floor.



First Floor

Bedroom One

12' (3m 65cm) x 9'10" (2m 99cm)

Upvc double glazed window, carpet to floor, radiator

Bedroom Two

13'7" (4m 14cm) x 9'6" (2m 89cm)

Upvc double glazed window, carpet to floor, radiator



Bedroom Three

9'10" (2m 99cm) x 9'9" (2m 97cm)

Upvc double glazed window, carpet to floor, radiator

Family Bathroom

10'3" (3m 12cm) x 5'6" (1m 67cm)

Two Upvc double glazed windows, Corner bath, pedestal sink, low level WC,

Separate Garage

Large garage with up and over door with electrics



Outside

To The front- wall with wrought iron fencing to the front with wrought iron gates and paved low maintenance front garden and off road parking extending down the side of the house to the detached garage. To the rear is an enclosed walled garden, with summer house and a raised patio area.

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

