



Dunkeld Road, Manchester, M23

Asking Price

£299,995

IMMACULATE THREE BEDROOM END TERRACE FAMILY HOME

OFF ROAD PARKING

EPC RATING C

WALKING DISTANCE TO WYTHENSHAW HOSPITAL AND TRAM STOP

USEFUL LOFT ROOM

BESPOKE INTERIOR THROUGHOUT

NO CHAIN VENDOR

SUPERB LOCATION CLOSE BY TO ALL AMENITIES

NEW ROOF FITTED

DOWNSTAIRS WC AND UTILITY ROOM

Set within a sought-after residential location, this immaculate three-bedroom end terraced family home on Dunkeld Road, Baguley, Manchester, is offered for sale with no onward chain. Boasting a bespoke interior throughout and a recently fitted new roof, this charming property is ideal for families or professionals looking for a stylish and practical home in a superb area. With an asking price of £299,995, this is a rare opportunity to acquire a ready-to-move-into property in excellent condition.

The ground floor offers a welcoming entrance with a bright and tastefully decorated reception room, creating a relaxing space for everyday living. The stylish kitchen has been thoughtfully designed and flows through to the dining area. A standout feature includes the use of a practical loft room, providing additional space for work or storage, depending on your needs.

Upstairs, the property comprises three generously sized bedrooms, each immaculately finished, with ample room for storage and natural light throughout. The home benefits from two modern bathrooms, ensuring comfort and convenience for all residents.

Externally, the property is set apart by its large, secluded rear garden with a downstairs WC and utility room – an inviting retreat perfect for outdoor family life or entertaining during warmer months. The home also offers off-road parking, accommodating multiple vehicles with ease.

Ideally located, the property is within walking distance of Wythenshawe Hospital and local tram stops, making commuting into Manchester City Centre and beyond both swift and convenient. Nearby amenities include a variety of well-regarded schools, local supermarkets such as Tesco, Lidl and Aldi, as well as leisure and fitness facilities including Wythenshawe Forum. Excellent road links and public transport options further add to the home's appeal, while Manchester Airport is just under 15 minutes away by car, making it incredibly accessible for both business and leisure travel.

A fantastic opportunity to secure a beautifully maintained family residence in a thriving community with all amenities close by. Viewings are highly recommended to appreciate the quality and space this unique home has to offer.

Ground Floor

Entrance Porch

UPVc double glazed entrance porch with a brick base, ceiling down lights, wood laminate to floor.

Entrance Hall

Inviting hallway with wood laminate to floor, radiator, under stair storage, alarm and meter cupboard.

Living Room

13' (3m 96cm) 11" x 12' (3m 65cm) 3"

Stunning living room with wood laminate to floor, Bay fronted UPVc double glazed window to the front aspect, feature coal effect fireplace with granite



surround. Ample space for free standing lounge furniture, double door leading into the dining area.

Dining/Kitchen

20' (6m 9cm) 11" x 7' (2m 13cm) 10"

Superb size room with wood laminate to floor, ample base and eye level fitted units with a complimentary work surface over and tiled splash backs, UPVc double glazed window to the rear aspect, one and half stainless steel sink unit with mixer tap, four ring gas hob and electric with extractor hood over, integrated fridge, ceiling down lights and ceiling fan. to the dining side there is ample space for dining table and chairs, radiator, UPVC double glazed patio doors to the rear garden.



Downstairs WC

With tiled flooring, low level WC, pedestal hand wash basin, ceiling down lights.



Utility Room

A superb addition to any home, with tiled flooring, ample base and eye level units with a complimentary work surface over and tiled splash backs, electric and plumbing for white goods.



First Floor

Bedroom One

13' (3m 96cm) 8" x 9' (2m 74cm) 5"

A sumptuous double bedroom with a feature curved fitted part mirrored wardrobe with down lights, wood laminate to floor, radiator, UPVc double glazed window to the front aspect, ample space for free standing bedroom furniture.



Bedroom Two

13' (3m 96cm) 8" x 9' (2m 74cm) 5"

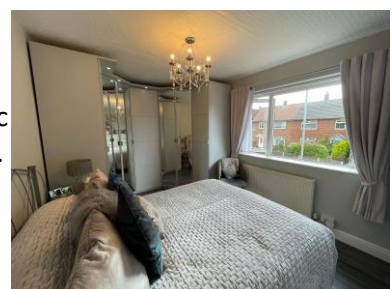
Second double bedroom with wood laminate to floor, radiator, UPVc double glazed window to the rear aspect, fitted wardrobes.



Bedroom Three

10' (3m 4cm) 3" x 5' (1m 52cm) 9"

Single bedroom with carpet to floor, radiator, storage cupboard, UPVc double glazed window to the rear aspect.



Family Bathroom

9' (2m 74cm) x 5' (1m 52cm) 3"

Bespoke four piece suite bathroom boasting stand alone roll top bath with chromed mixer tap and shower attachment, shower cubicle with a curved glass door, tiled wall with modern shower fittings, low level WC and hand wash basin housed in a sleek grey vanity cabinet, feature radiator, two opaque UPVc double glazed windows to the rear aspect.

Loft Room

18' (5m 48cm) 4" x 8' (2m 43cm) 9"

Useful loft room with drop down ladder, carpet to floor, storage cupboard, UPVc double glazed window to the side aspect, down lighting, wall hung Combi boiler.

Outside

The front garden is block paved for off road parking for several vehicles, bordered by decorative wrought iron gates and wood panel fencing. There is a side access gate to the secluded rear garden which is fully block paved for ease of maintenance with a large storage shed and wood panel fencing to the borders.

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

