



**Peterswood Close, Wythenshawe, Manchester,
M22**

Offers Over: £285,000

Freehold

Peterswood Close, Wythenshawe, Manchester, M22

Situated on a generous corner plot on Peterswood Close in Wythenshawe, this well presented three bedroom semi-detached property offers spacious accommodation in a highly convenient location. Within walking distance of Wythenshawe Civic Centre and the Metrolink station, the property is ideally positioned for excellent transport links, shopping, and local amenities.

A pathway through the large front garden leads to the welcoming entrance hallway, where attractive laminate flooring flows seamlessly into the living room and kitchen. To the left of the hallway is a fully tiled downstairs WC, providing added convenience for family living.

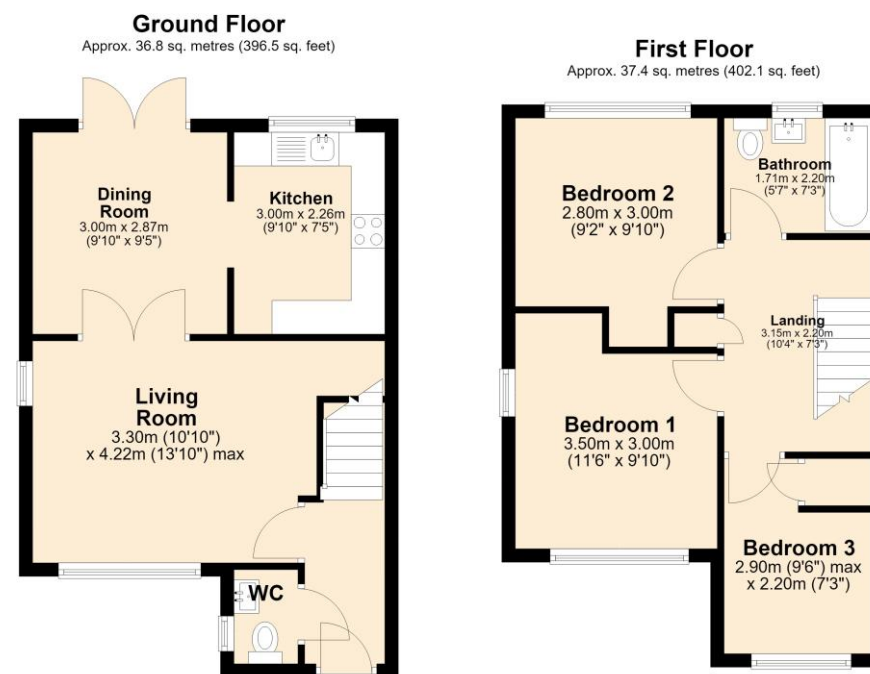
The bright and spacious living room benefits from a large front-facing window, flooding the room with natural light, while ample built in storage adds practicality. French doors open into the generous dining room, which comfortably accommodates a family dining table and chairs. Fitted blinds are incorporated into the French doors, which open directly onto the rear garden, creating an ideal space for entertaining both indoors and out.

The kitchen is fitted with modern white gloss wall and base units, a gas hob, and offers space for freestanding appliances, providing a functional and stylish cooking area.

Upstairs, the spacious landing leads to three well-proportioned bedrooms and the family bathroom. The principal bedroom at the front of the property is a generous double and features fitted wardrobes. The second double bedroom overlooks the rear garden and also benefits from fitted wardrobes. The third bedroom is currently utilised as a home office but would comfortably accommodate a single bed, making it ideal as a child's bedroom or study.

The contemporary family bathroom is fitted with a bath with shower over, WC, and wash hand basin, all finished to a modern standard.

Externally, the property boasts a large, south-facing rear garden, perfect for enjoying the sunshine throughout the day. The garden features a patio seating area, ideal for outdoor dining and entertaining, as well as a timber shed providing useful additional storage.



Total area: approx. 74.2 sq. metres (798.5 sq. feet)

- EPC C
- FREEHOLD
- Council Tax B





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The Property Man

102A School Road
Sale
Cheshire
M33 7XB

T: 01615198855
E: sales@thepropertyman.co.uk
www.thepropertyman.co.uk

The Property Man
Registered Office Address: 7 St. Petersgate, Stockport, England, SK1 1EB Company Reg No: 09023087

Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.