



Dunkery Road, Wythenshawe, M22

Guide Price: £270,000

Freehold

Dunkery Road, Wythenshawe, M22

Situated on Dunkery Road in Wythenshawe, this spacious Three bedroom mid terrace property is offered to the market with no onward chain, making it an ideal choice for first-time buyers, families or those looking to make their next move. The property benefits from ample off-road parking to the front, along with gated access leading to the rear garden.

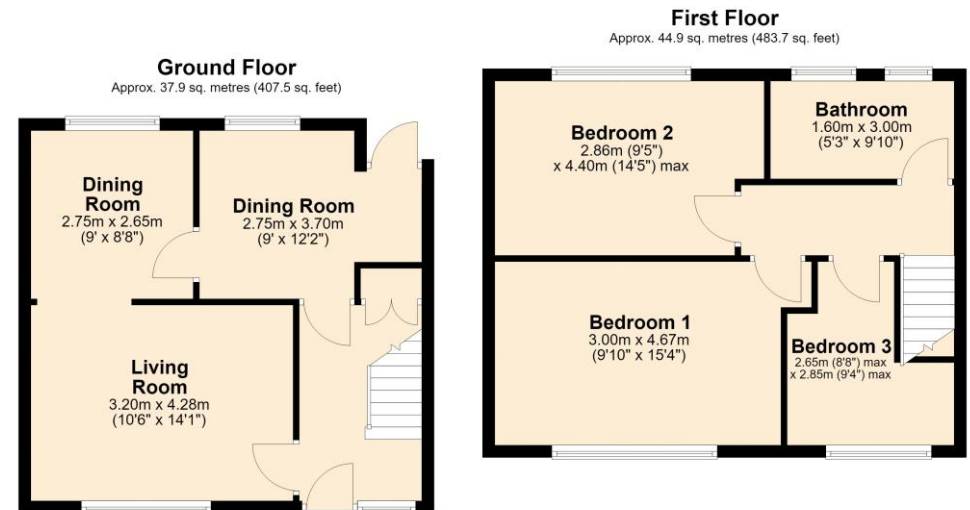
Upon entering, you are welcomed into a spacious entrance hall, providing access to the first floor, living room and kitchen. The comfortable living room creates a warm and inviting space and leads through into a separate dining area, providing a great space for family meals and entertaining.

The well proportioned kitchen offers a good amount of work surface and storage space, together with room for a range of freestanding appliances. From the kitchen, there is convenient access via a covered walkway to the rear garden. The garden is a good size and has been designed with ease of maintenance in mind, featuring an artificial lawn and a small decked area to the rear, ideal for outdoor furniture. An additional outhouse provides useful external storage.

To the first floor, the property offers three generous bedrooms, all providing ample space for bedroom furniture and wardrobes. Completing the accommodation is the main family bathroom.

The property is conveniently located for access to the amenities of Wythenshawe, with a range of local shops, supermarkets and schools all within easy reach. The area also benefits from excellent transport links, providing access to Manchester city centre, Manchester Airport and surrounding areas. Local green spaces and parks are also nearby, offering opportunities for outdoor recreation.

- Freehold
- EPC Grade D
- Council Tax Band A



Total area: approx. 82.8 sq. metres (891.2 sq. feet)





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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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.