



52 Dunkeld Road
Baguley M23 1HU
Offers Over £260,000

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52 Dunkeld Road Baguley M23 1HU

Offers Over £260,000

Offering well-presented, spacious accommodation, this mid-terrace property forms part of a popular residential area. The house is well-placed for access to amenities, excellent transport links and popular schools.

An entrance hallway leads to an attractive living room which opens to a dining room with French doors to the garden. There is a stylish modern kitchen with integrated fridge/freezer, double oven and a gas hob. A useful large utility/storage room completes the ground floor.

Upstairs are three well-proportioned bedrooms: Two generous double rooms and a good single bedroom/office. The bathroom is fitted with a white suite, with shower above the bath. A separate WC completes the accommodation.

The property stands behind a wide driveway which provides off road parking space, alongside a garden area. To the rear is an enclosed garden with paved seating area, lawn and decorative borders.

An early viewing is advised: These homes always prove to be exceptionally popular due to the generous accommodation and superb convenience.

- Gas Central Heating
- PVCU Double Glazing
- Three Bedrooms
- Two Reception Rooms
- Modern Fitted Kitchen
- Utility Room
- Bathroom with White Suite
- Driveway
- Gardens
- Convenient Location

Entrance Hallway

Living Room
13'10 x 10'4
Opens to:

Dining Room
8'4 x 7'8

Kitchen
11'10 x 8'9

Utility Room
4'11 x 16'4

First Floor Landing

Bedroom One
15'0 red to 13'5 to fitted wardrobes x 9'11

Bedroom Two
14'6 red to 13'0 x 9'4

Bedroom Three
9'4 max x 10'3 max
(L-shaped)

Bathroom
4'11 x 5'5

Separate WC

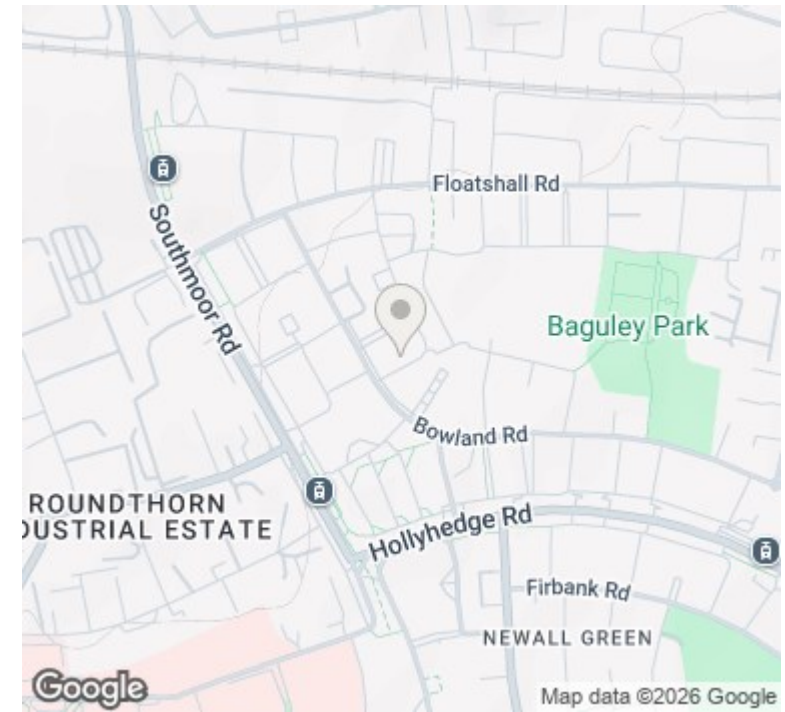
Externally
Garden area to the front with gravel-covered driveway.
Enclosed garden to the rear with paved seating area, lawn and decorative borders.



Tenure: Freehold
Council Tax: Manchester A



To view this property call Main & Main on 0161 437 1338



Special Note - The price is correct at the time of going to print, we advise customers to enquire the price of specific properties prior to viewing. We reserve the right to amend/improve the specification at any time. Any special offer relating is offered at the asking price stated and is subject to terms and conditions.

NB - The services, appliances and heating systems have not been tested and therefore no warranty can be given or implied as to their working order. They should therefore be verified on survey by any prospective purchaser. All measurements are approximate.

Tenure - To be confirmed with a solicitor at point of sale.

Call Monitoring System - Please note that all our calls are recorded for monitoring and training purposes.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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