



50 SPINNEY ROAD | BAGULEY

£275,000

A well proportioned semi-detached true bungalow occupying an enviable corner plot which needs to be seen to be appreciated. The accommodation briefly comprises enclosed porch, entrance hall, bay fronted sitting room plus dining room towards the rear, large living room, utility room and breakfast kitchen and two double bedrooms and bathroom/WC. Ample off road parking within the driveway plus extensive gardens to the rear paved for easy maintenance and enjoying a high degree of privacy. Viewing is highly recommended.

POSTCODE: M23 1AB

DESCRIPTION

Superbly Proportioned Property Occupying An Enviably Plot

DESCRIPTION

This semi-detached bungalow is superbly proportioned throughout and occupies an enviable corner plot with extensive gardens to the side and rear which enjoy a high degree of privacy.

The accommodation is approached via an enclosed porch which leads onto the entrance hall with an attractive leaded and stained glass sky light. Towards the front of the property there is a bay fronted living room with a focal point of an attractive inglenook fireplace whilst towards the rear there is a separate dining room which provides access onto a large living room to the rear with access onto the gardens. Off the dining room there is a separate utility area which opens onto the breakfast kitchen with space for table and chairs and with access to the front side patio seating area. The accommodation is completed by two double bedrooms and a modern bathroom/WC.

The location is ideal being within easy reach of local shops on Hall Lane and access to the surrounding network of motorways close by. Wythenshawe Hospital is also close by as is Wythenshawe Park and Gardens.

Viewing is highly recommended to appreciate the accommodation plot on offer.

ACCOMMODATION

GROUND FLOOR

ENCLOSED PORCH

PVCu double glazed double doors. Tiled floor.

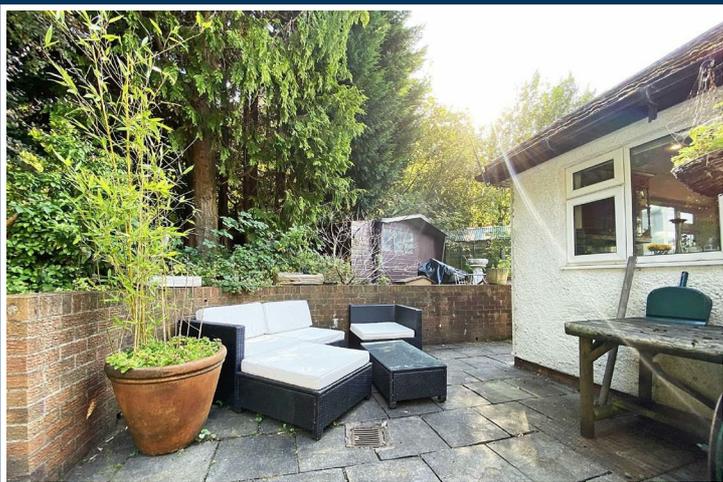
ENTRANCE HALL

With hard wood glass panelled front door. Leaded and stained glass sky light/loft access hatch. Picture rail. Radiator. Telephone point.

SITTING ROOM

16'10" x 13'2" (5.13 x 4.01)

With a focal point of an attractive inglenook housing a living flame gas fire with decorative tiled insert and tiled hearth. Leaded effect PVCu double glazed bay window to the front. Radiator. Picture rail.



DINING ROOM

11'4" x 10'11" (3.45 x 3.33)

With living flame gas fire with tiled hearth. Picture rail. Radiator. Opening to:

LIVING ROOM

21'4" x 11'6" (6.50 x 3.51)

A superb secondary reception area with ample space for living and dining suites. PVCu double glazed windows to the side and rear. PVCu double glazed sliding doors provide access to the rear gardens.

KITCHEN

15'3" x 10'11" (4.65 x 3.33)

Fitted with a comprehensive range of solid wood wall and base units with contrasting work surfaces over incorporating a 1 1/2 bowl enamel sink unit. Space for range oven, fridge and dishwasher. PVCu double glazed windows to the front, side and rear. Glass panelled door to the front. Radiator. Tiled splash back. Access to cupboard housing gas central heating boiler.

UTILITY ROOM

9'8" x 7'11" (2.95 x 2.41)

Base units with work surfaces over. Tiled splash back. PVCu double glazed window to the rear. Plumbing for washing machine.

BEDROOM ONE

13'2" x 12'11" (4.01 x 3.94)

Bay window to the rear with leaded and stained glass top lights. Radiator. Television aerial point. Picture rail.

BEDROOM TWO

13'10'0" x 11'4"

PVCu double glazed corner bay window to the front. Radiator. Picture rail.

BATHROOM

8'0" x 9'11" (2.44 x 3.02)

Fitted with a modern white suite with chrome fittings comprising corner bath, tiled shower with cubicle plus WC and vanity wash basin. Tiled walls and floor. Opaque PVCu double glazed window to the side. Chrome heated towel rail. Recessed low voltage lighting. Extractor fan.

OUTSIDE

Towards the front and side of the property the driveway provides off road parking for several cars and there is gated access to the rear.

To the side and rear the gardens are paved for easy maintenance with well stocked flower beds and incorporate a pond and enjoy a high degree of privacy.

SERVICES

All main services are connected.

POSSESSION

Vacant possession on completion.

COUNCIL TAX

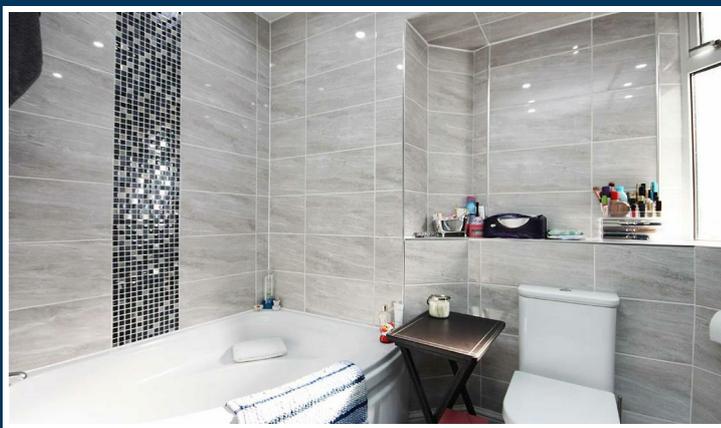
Band "C"

TENURE

We are informed the property is held on a 999 year lease subject to a ground rent of approximately £6.00 per annum.

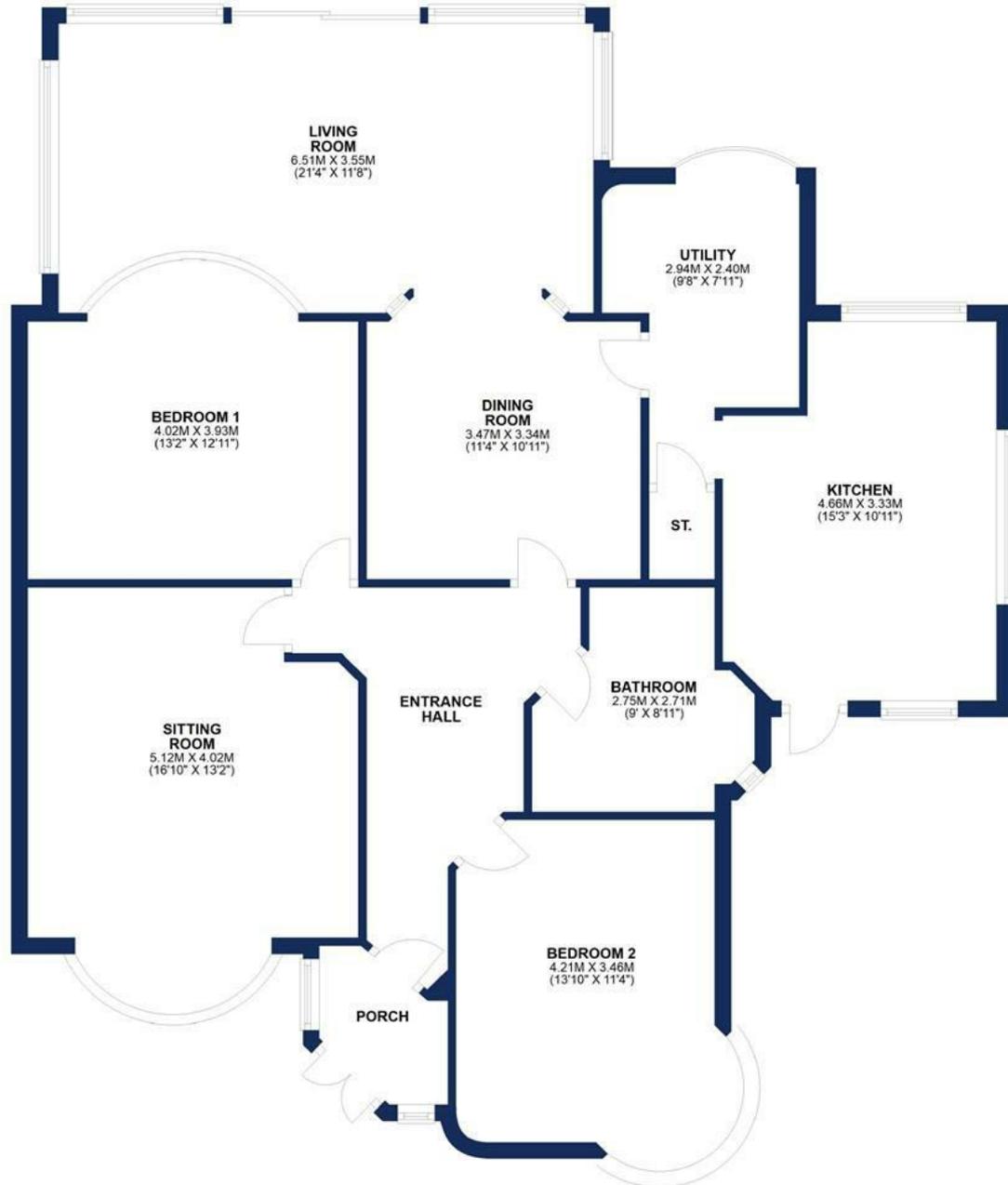
NOTE

No appliances, fixtures or fittings have been inspected and purchasers are recommended to obtain their own independent advice.



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GROUND FLOOR
APPROX. 119.2 SQ. METRES (1283.4 SQ. FEET)



TOTAL AREA: APPROX. 119.2 SQ. METRES (1283.4 SQ. FEET)

Floorplans For Illustrative Purposes Only



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