



31 TOTTENHAM DRIVE | BAGULEY

OFFERS IN THE REGION OF £325,000

An extended and exceptionally well presented semi detached family home that simply must be viewed to be appreciated. The generously proportioned accommodation briefly comprises entrance hall, cloakroom/WC, separate sitting room/bedroom 4, open plan living/dining kitchen with integrated appliances and bi-fold doors to the decked terrace, three bedrooms and modern bathroom/WC with separate shower enclosure. PVCu double glazing and gas central heating. Off road parking for two cars and excellent rear gardens.

POSTCODE: M23 9WH

DESCRIPTION

An Extended And Exceptionally Well Presented Semi Detached Family Home

DESCRIPTION

This extended and exceptionally well presented semi detached family house occupies an excellent plot with delightful rear gardens to the rear and driveway providing off road parking for two cars to the front. The location is ideal positioned approximately one mile from Timperley village and with excellent transport links into the market town of Altrincham and Manchester city centre. The property also lies within easy reach of the surrounding motorway network.

The accommodation is approached beyond a contemporary composite front door and the entrance hall leads onto a versatile reception room to the front currently used a fourth bedroom but could be utilised as secondary sitting room or playroom. Towards the rear and forming part of the extension an open plan space with clearly defined areas is ideal for modern family living. A generously proportioned sitting area opens onto a dining area with bi-fold doors to the decked terrace and an adjacent kitchen is fitted with contemporary units and quartz work surfaces complete with central island/breakfast bar. Completing the ground floor there is also a cloakroom/WC.

At first floor level the master bedroom features built-in furniture and there are two further bedrooms and a modern bathroom/WC.

Gas central heating has been installed together with PVCu double glazing.

Externally to the front the block paved driveway provides off road parking. The rear gardens are accessed via the open plan living space and incorporate a timber decked seating area with covered pergola and exterior lighting. There is a further gravelled seating area beyond.

An appointment to view is highly recommended.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

16'2" x 7'2" (4.93 x 2.18)

Composite front door. Tiled floor. Radiator. ½ panelled walls. Cornice. Recessed low voltage lighting. Staircase to the first floor. Radiator. Understairs storage cupboard.



SITTING ROOM / BEDROOM 4

16'2" x 9'2" (4.93 x 2.79)

PVCu double glazed bay window to the front. Radiator, Television aerial point. Fitted storage area for TV.

OPEN PLAN LIVING / DINING KITCHEN

25'5" x 16'4" (7.75 x 4.98)

An impressive pen plan space with ample room for living and dining suites. The kitchen is fitted with a comprehensive range of modern units with Quartz work surfaces. A central island incorporates a sink unit with hose tap and also has a breakfast bar to one side. Space for range oven, American style fridge/freezer and plumbing for washing machine. Radiator. Parquet style flooring. Television aerial point. Bi-fold doors to the rear decked seating area.

CLOAKROOM

With a suite comprising WC and vanity wash basin. Period style heated towel rail/radiator. Tiled floor. ½ tiled walls. Opaque PVCu double glazed window to the side. Extractor fan. Recessed low voltage lighting.

FIRST FLOOR

LANDING

PVCu double glazed window to the side. Recessed low voltage lighting. ½ panelled walls. Loft access hatch with pull down ladder. The loft also houses the combination gas central heating boiler.

BEDROOM ONE

15'0" x 9'3" (4.57 x 2.82)

PVCu double glazed window to the front, Fitted wardrobes. Television aerial point. Radiator. Cornice.

BEDROOM TWO

12'0" x 9'9" (3.66 x 2.97)

PVCu double glazed window to the rear. Radiator. Television aerial point.

BEDROOM THREE

8'11" x 7'2" (2.72 x 2.18)

PVCu double glazed window to the front. Radiator. Television aerial point. Fitted storage cupboard.

BATHROOM

10'3" x 6'3" (3.12 x 1.91)

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

OUTSIDE

Externally to the front the block paved driveway provides off road parking. The rear gardens are accessed via the open plan living space and incorporate a timber decked seating area with covered pergola and exterior lighting. There is a further gravelled seating area beyond. External water feed.

SERVICES

All mains services are connected.

POSSESSION

Vacant possession on completion.

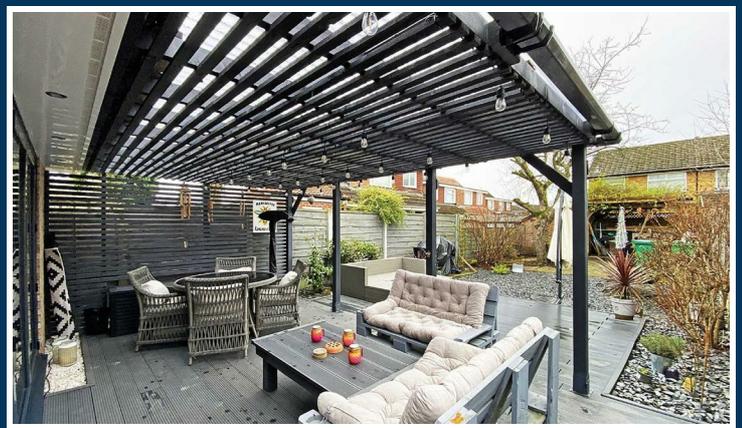
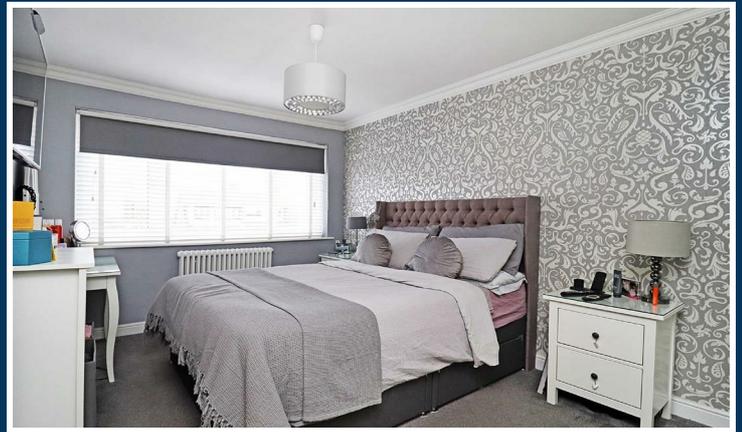
COUNCIL TAX

TENURE

We are informed the property is Freehold. This should be verified by your solicitor.

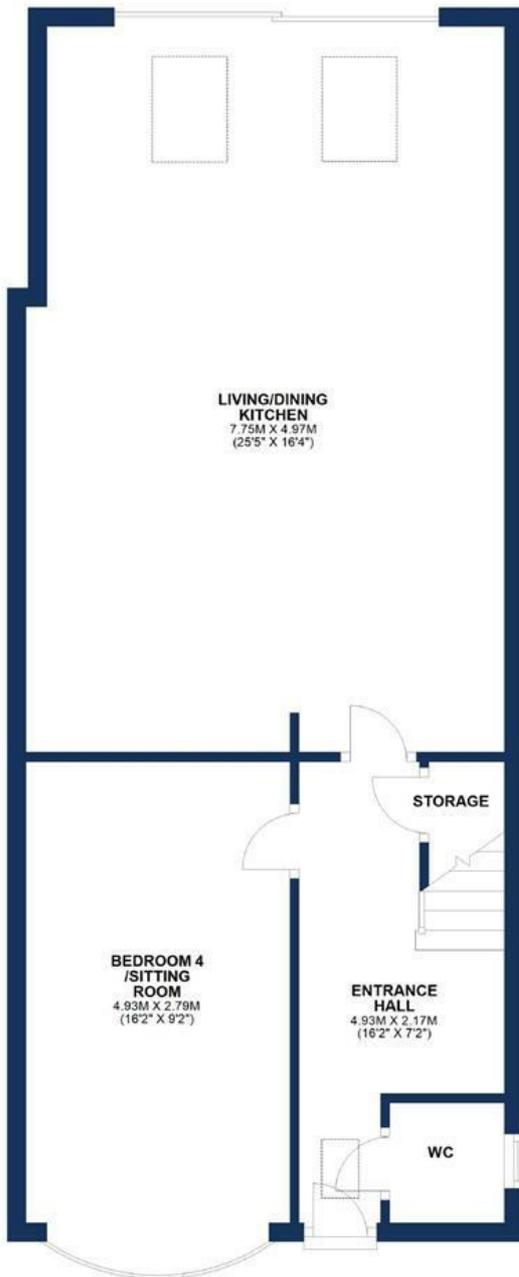
NOTE

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



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GROUND FLOOR
APPROX. 64.4 SQ. METRES (693.7 SQ. FEET)



FIRST FLOOR
APPROX. 42.2 SQ. METRES (454.1 SQ. FEET)



TOTAL AREA: APPROX. 106.6 SQ. METRES (1147.8 SQ. FEET)
Floorplans For Illustrative Purposes Only



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