

2 THORNBY WALK | BAGULEY

OFFERS OVER £175,000

*** NO ONWARD CHAIN *** A superbly proportioned semi-detached family home with garden which needs to be seen to be appreciated. The accommodation briefly comprises enclosed porch, entrance hall, sitting room plus rear dining room with adjacent kitchen and rear porch with WC. To the first floor there are three well proportioned bedrooms and bathroom/WC. Externally there are lawned gardens to the front, side and rear and viewing is highly recommended.

DIRECTIONS: M23 IFR

Travelling from our Timperley office proceed towards Brooklands roundabout. At the roundabout take the second exit into Altrincham Road past Tesco on the right and at the traffic lights turn right onto Southmoor Road. Past through two

DESCRIPTION

A Superbly Proportioned Semi-Detached Family Home With Extensive Gardens

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A superbly maintained and well proportioned semi-detached family home in an ideal location with the Metrolink railway station a short distance away and also within easy reach of the motorway network and Wythenshawe Hospital.

The accommodation briefly comprises an enclosed porch leading onto the welcoming entrance hall and to the front of the property there is a large living room with archway to a separate rear dining room. Adjacent to the dining room and also accessed off the hallway there is a separate fitted kitchen with adjacent rear porch providing access to the gardens and the cloakroom/WC. To the first floor there are three excellent bedrooms serviced by the family bathroom/WC.

Externally there are extensive gardens to the front, side and rear that need to be seen to be appreciated and there is also access to a detached store.

Viewing is highly recommended to appreciate the gardens and potential on offer.

ACCOMMODATION

GROUND FLOOR

ENCLOSED PORCH

8'7" x 3'9"

With PVCu double glazed front door with matching side screens.

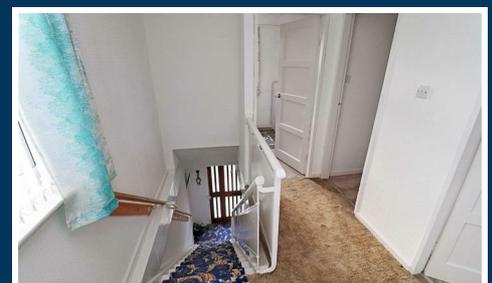
ENTRANCE HALL

With hard wood front door. Stairs to first floor. Electric heater.

SITTING ROOM

14'0" x 11'2"

With a focal point of a stone effect fireplace housing an electric fire. PVCu double glazed window to the front. Television aerial point. Telephone point. Archway to:



DINING ROOM

10'11" x 10'10"

With PVCu double glazed window overlooking the rear gardens. Fitted storage space. Television aerial point.

KITCHEN

10'11" x 9'3"

Fitted with a range of wall and base units with work surfaces over incorporating a stainless steel sink unit with drainer. Space for oven, fridge freezer and plumbing for washing machine. Access to large storage cupboard.

SIDE PORCH

With door to the gardens and access to:

WC

With WC. Tiled walls.

FIRST FLOOR

LANDING

With PVCu double glazed window to the side. Loft access hatch.

BEDROOM ONE

13'7" x 11'8"

Two PVCu double glazed windows to the front. Fitted storage cupboard.

BEDROOM TWO

13'7" x 9'0"

With PVCu double glazed window to the rear. Fitted storage cupboard.

BEDROOM THREE

9'9" x 8'5"

With PVCu double glazed window to the front. Fitted storage cupboard.

BATHROOM

6'11" x 5'7"

With tiled shower cubicle, WC and wash hand basin. Chrome heated towel rail. Opaque PVCu double glazed window to the rear. Part tiled walls.

OUTSIDE

To the front, side and rear of the property there are extensive lawned gardens and access to a detached store. The gardens are a particular feature and need to be seen to be appreciated.

SERVICES

All main services are available. The gas meter has currently been disconnected and removed. A new gas meter would need to be fitted.

POSSESSION

Vacant possession on completion.

COUNCIL TAX

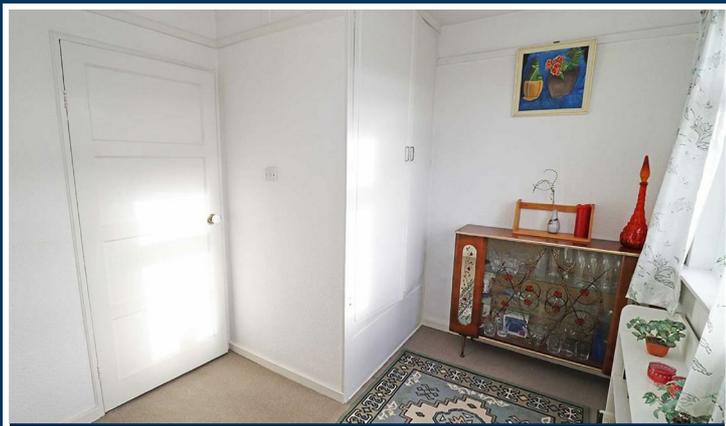
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TENURE

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

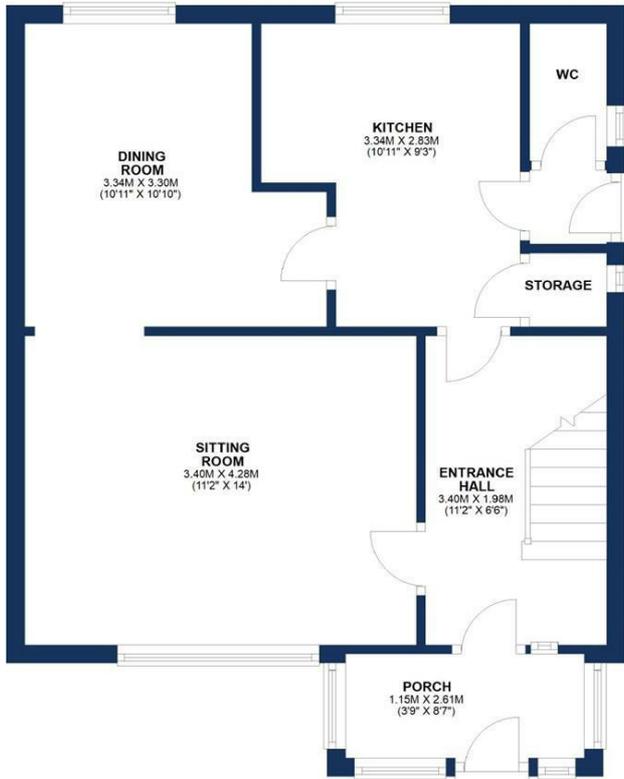
NOTE

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

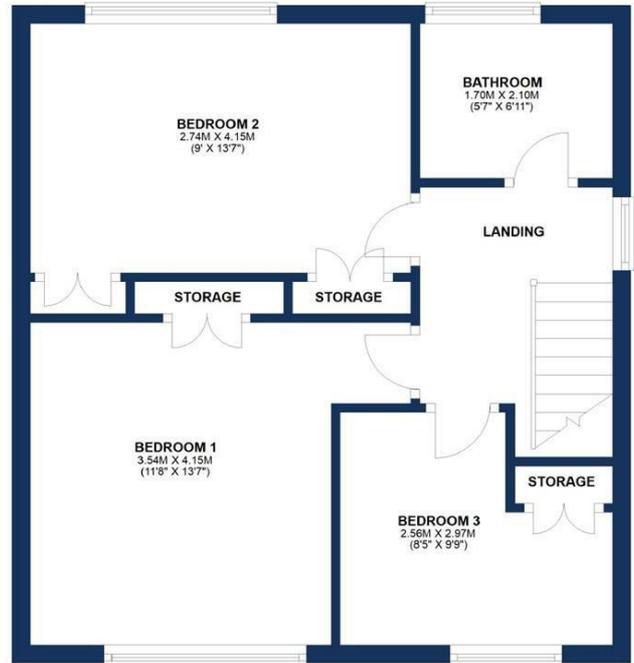


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GROUND FLOOR
APPROX. 46.7 SQ. METRES (502.5 SQ. FEET)



FIRST FLOOR
APPROX. 43.4 SQ. METRES (467.5 SQ. FEET)



TOTAL AREA: APPROX. 90.1 SQ. METRES (969.9 SQ. FEET)
Floorplans For Illustrative Purposes Only



HALE BARNs

292 HALE ROAD, HALE BARNs
CHESHIRE, WA15 8SP

T: 0161 980 8011

E: HALEBARNs@IANMACKLIN.COM

HALE

OLD BANK BUILDINGS, 160 ASHLEY ROAD
HALE, CHESHIRE, WA15 9SF

T: 0161 928 9510

E: HALE@IANMACKLIN.COM

TIMPERLEY

385 STOCKPORT ROAD, TIMPERLEY
CHESHIRE, WA15 7UR

T: 0161 904 0654

E: TIMPERLEY@IANMACKLIN.COM