



/ 27 APPLEDORE DRIVE / BAGULEY

OFFERS OVER £250,000

A well presented semi-detached family home situated towards the head of the cul de sac with superb gardens to the side and rear. Entrance vestibule, excellent living room to the front plus full width breakfast kitchen to the rear with double doors leading onto the patio seating area with lawned gardens beyond enjoying a high degree of privacy and benefitting from a south westerly aspect to enjoy the afternoon and evening sun. To the first floor there are three bedrooms and bathroom/WC. Ample off road parking for several vehicles within the driveway with detached garage towards the rear.

DIRECTIONS

Travelling from our Timperley office proceed towards Brooklands Roundabout and at the roundabout take the second exit into Altrincham Road. Turn immediately right into Shady Lane. Continue along Shady Lane over the bridge and take the

DESCRIPTION

A Well Presented Semi-Detached Family Home With Extensive Gardens

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This well presented semi-detached family home lies within a popular residential location approximately one mile from the shopping centre of Timperley village and there are good transport services into the market town of Altrincham and the Metrolink station within easy reach.

The accommodation is approached via an entrance vestibule which leads onto the impressive living room with a focal point of a living flame gas fire and with door leading onto the full width dining kitchen. The kitchen is fitted with a comprehensive range of wall and base units and double doors lead onto the south westerly facing rear gardens. To the first floor there are three bedrooms and bathroom/WC.

Towards the front of the property the block paved driveway provides ample off road parking for several vehicles and then continues to the side and rear to the detached garage.

To the rear there is a patio seating area with delightful lawned gardens beyond all benefitting from a south westerly aspect to enjoy the afternoon and evening sun.

Viewing is highly recommended to appreciate the accommodation on offer.

ACCOMMODATION

GROUND FLOOR

ENTRANCE VESTIBULE

PVCu double glazed front door. Storage cupboard.

LIVING ROOM

15'10" x 14'11"

With a focal point of a living flame gas fire with a marble effect insert and hearth. PVCu double glazed window to the front. Radiator. Stairs to first floor. Ceiling cornice. Recessed low voltage lighting. Television aerial point. Telephone point.



BREAKFAST KITCHEN

14'11" x 8'1"

Running the full width of the property and fitted with a comprehensive range of white wall and base units with heat resistant work surfaces over incorporating 1 ½ bowl sink unit with drainer. Integrated oven/grill plus four ring hob with extractor hood over. Tiled splash back. Space for fridge freezer. Space for dishwasher. Plumbing for washing machine. Ample space for dining suite. Two PVCu double glazed windows overlook the rear gardens. PVCu double glazed doors provide access to the side patio with lawned gardens beyond. Radiator.

FIRST FLOOR

LANDING

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

BEDROOM ONE

14'4" x 8'6"

PVCu double glazed window to the front. Radiator. Telephone point.

BEDROOM TWO

9'11" x 8'5"

PVCu double glazed window the rear. Radiator.

BEDROOM THREE

10'8" x 5'10"

PVCu double glazed window to the front. Radiator. Airing cupboard housing combination gas central heating boiler.

BATHROOM

6'1" x 5'10"

Fitted with a suite comprising panelled bath with electric shower over, WC and wash hand basin. Opaque PVCu double glazed window to the rear. Part tiled walls. Recessed low voltage lighting. Extractor fan. Radiator.

OUTSIDE

To the front of the property there is extensive off road parking which continues to the side leading to the detached garage at the rear. To the rear and accessed via the breakfast kitchen there is a large block paved patio seating area with superb lawned gardens beyond benefitting from a south westerly aspect to enjoy the sun for the majority of the day.

SERVICES

All main services are connected.

POSSESSION

Vacant possession upon completion.

COUNCIL TAX

Manchester Band "B"

TENURE

We are informed the property is held on a Freehold basis. 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.

EPC

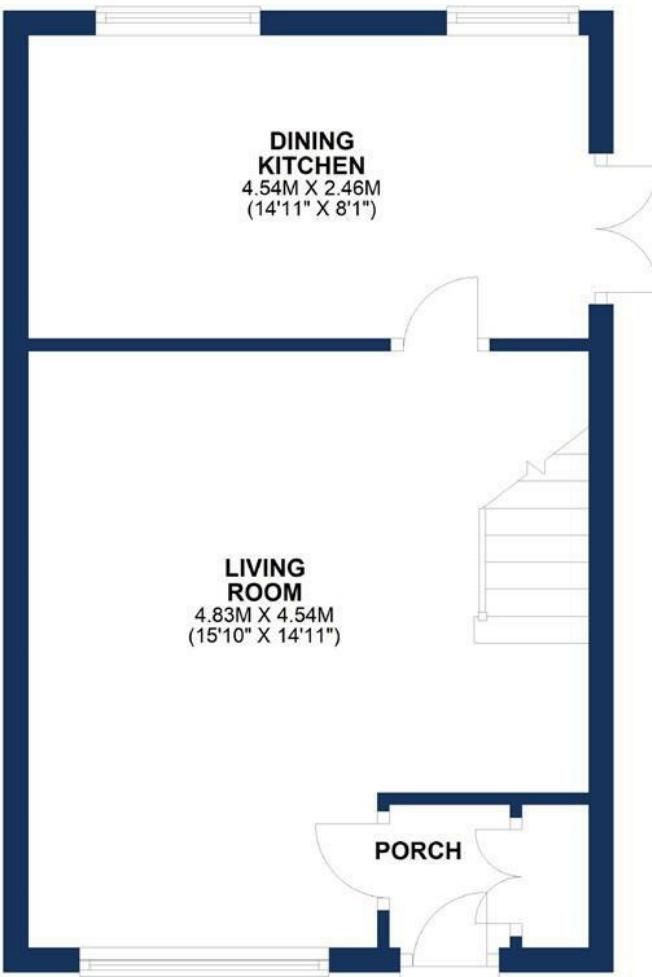
Available upon request.



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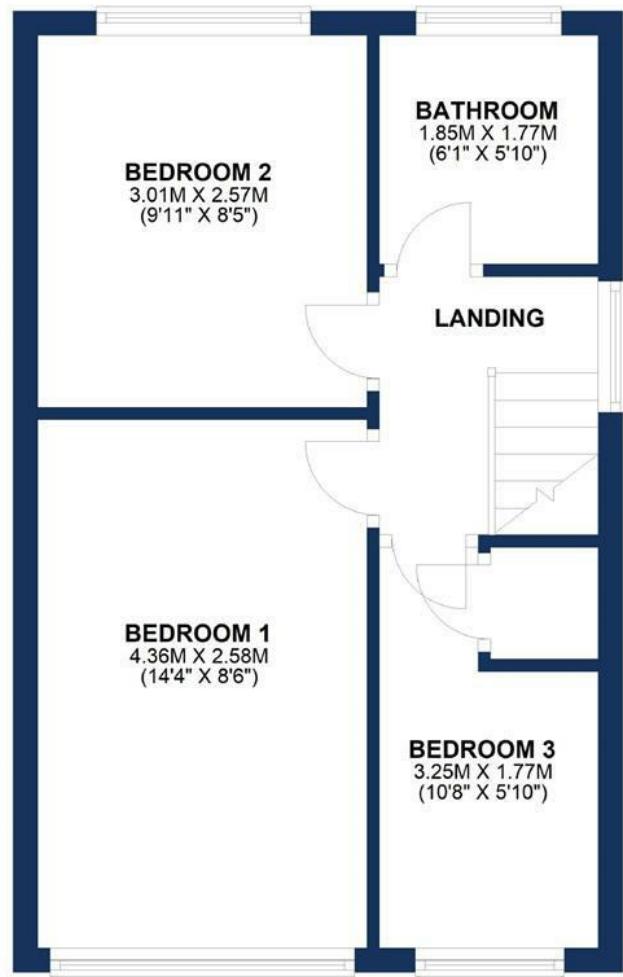
GROUND FLOOR

APPROX. 33.6 SQ. METRES (361.2 SQ. FEET)



FIRST FLOOR

APPROX. 33.5 SQ. METRES (361.0 SQ. FEET)



TOTAL AREA: APPROX. 67.1 SQ. METRES (722.2 SQ. FEET)

Floorplans For Illustrative Purposes Only



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