



## 1 SHARRINGTON DRIVE | BAGULEY

£299,950

\*\*\*NO ONWARD CHAIN\*\*\* An extended semi detached family home in a popular residential location occupying an enviable corner plot which needs to be seen to be appreciated. The accommodation briefly comprises entrance hall, front sitting room, impressive open plan full width dining kitchen with doors onto the side and rear gardens and with access onto a separate home office/playroom towards the front. To the first floor there are three excellent bedrooms serviced by the modern family bathroom/WC. Externally there is off road parking within the driveway and gated access leads to a side gravelled garden whilst to the rear is a decked seating area with delightful lawned gardens beyond with further patio seating area all enjoying a high degree of privacy. Viewing is highly recommended.

POSTCODE: M23 9PE

## DESCRIPTION

This attractive semi detached family home has been extended over the years to provide generously proportioned and well presented accommodation all occupying an enviable plot.

The property is approached via a welcoming entrance hall with double doors leading onto the sitting room to the front whilst to the rear is an impressive full width dining kitchen with double doors leading to the rear decked seating area with gardens beyond and an additional side door leading to the gravelled gardens to the side. The ground floor accommodation is completed by a versatile reception room which could be used for a variety of purposes such as 4th bedroom or separate study or playroom. To the first floor there are three excellent bedrooms service by the modern family bathroom/WC.

To the front of the property the driveway provides off road parking within the block paved driveway and there is gated access to the side. The driveway benefits from gardens laid mainly to lawn whilst to the rear is a side gravelled patio seating area and additionally to the rear is a decked seating area with timber pergola with lawned gardens beyond and a further patio seating area. The rear gardens benefit from a high degree of privacy. Sharrington Drive lies within a popular residential location approximately 1 mile from the shopping centre of Timperley village. There are good transport services to the market town of Altrincham and ideally situated for access to the surrounding network of motorways.

An appointment to view is highly recommended.

## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE HALL

Glass panelled composite front door. Stairs to first floor. Radiator. Double doors to:

#### SITTING ROOM

**15'9" x 11'10" (4.80 x 3.61)**

With PVCu double glazed window to the front. Radiator. Laminate flooring. Ceiling cornice. Television aerial point. Telephone point. Understairs storage cupboard. Door to:

#### DINING KITCHEN

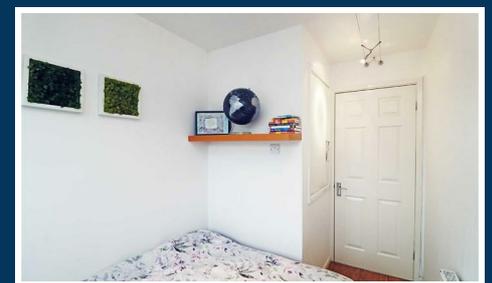
**11'4" x 24'5" (3.45 x 7.44)**

Running the full width of the property fitted with a comprehensive range of light wood and high gloss units with work surfaces over incorporating stainless steel sink unit with drainer. Integrated double oven/grill plus 4 ring hob with stainless steel splashback and extractor hood. Integrated fridge freezer, dishwasher and washing machine. Two PVCu double glazed windows to the rear and double doors lead onto the decked seating area with lawned gardens beyond. Two radiators. Recessed low voltage lighting. PVCu double glazed door to the side.

#### HOME OFFICE/SITTING ROOM/PLAYROOM

**12'11" x 8'3" (3.94 x 2.51)**

With PVCu double glazed bay window to the front. Laminate flooring. Radiator. Recessed low voltage lighting. Ceiling cornice. Cupboard housing combination gas central heating boiler.



## FIRST FLOOR

### LANDING

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

### BEDROOM 1

14'2" x 8'7" (4.32 x 2.62)

With fitted wardrobes and overhead cupboards with matching bedside cabinets. PVCu double glazed window to the front. Radiator. Television aerial point.

### BEDROOM 2

10'0" x 8'9" (3.05 x 2.67)

PVCu double glazed window overlooking the rear garden. Recessed low voltage lighting. Laminate flooring. Radiator.

### BEDROOM 3

10'7" x 6'2" (3.23 x 1.88)

PVCu double glazed window to the front. Radiator. Airing cupboard.

### BATHROOM

5'7" x 6'2" (1.70 x 1.88)

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

### OUTSIDE

To the front of the property there is off road parking within the block paved driveway which benefits from adjacent lawned gardens and there is gated access to the side leading onto an additional seating area.

To the rear and accessed via the dining kitchen there is a decked seating area with timber pergola and with lawned gardens beyond leading to a further patio seating area all enjoying a high degree of privacy.

### 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 leasehold basis. Full details will be provided by our clients Solicitor.

### NOTE

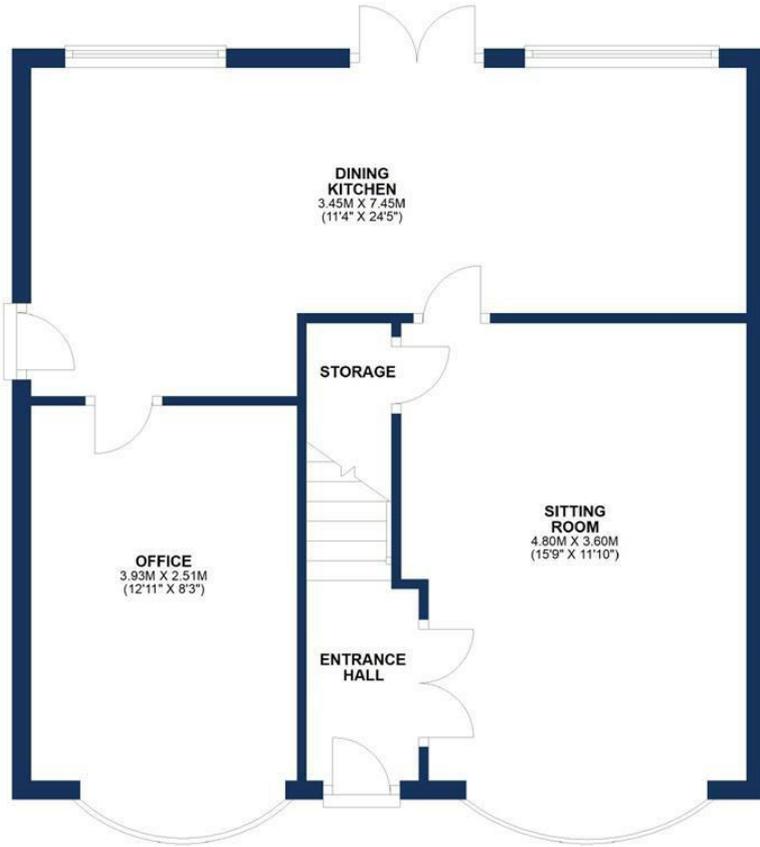
No appliances, fixtures and fittings have been inspected and purchasers are recommended to obtain their own independent advice.



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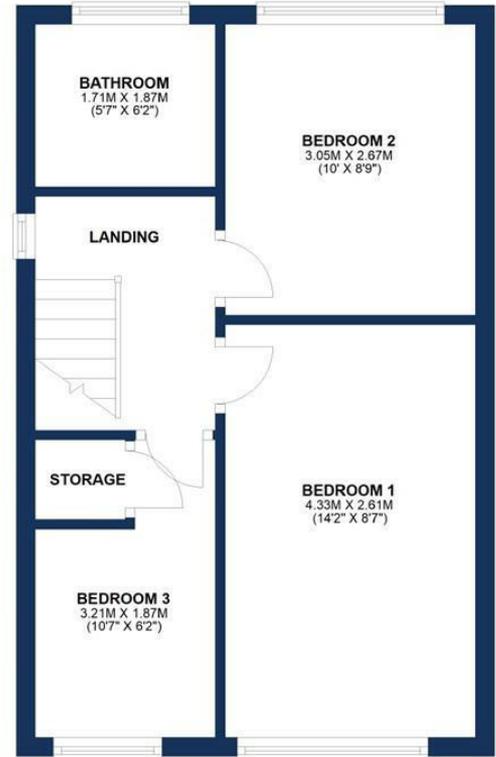
### GROUND FLOOR

APPROX. 56.4 SQ. METRES (607.5 SQ. FEET)



### FIRST FLOOR

APPROX. 34.3 SQ. METRES (369.0 SQ. FEET)



TOTAL AREA: APPROX. 90.7 SQ. METRES (976.5 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