IANMACKLIN & COMPANY

CHARTERED VALUATION SURVEYORS & ESTATE AGENTS

21 RISSINGTON AVENUE, BAGULEY | BAGULEY

OFFERS OVER £220,000

A WELL PROPORTIONED MODERN END TERRACED HOME IN A POPULAR RESIDENTIAL LOCATION WITH WESTERLY FACING REAR GARDENS LAID MAINLY TO LAWN. THE WELL PRESENTED ACCOMODATION BRIEFLY COMPRISES ENTRANCE HALL, WHITE FITTED KITCHEN WITH INTEGRATED APPLIANCES, SPACIOUS SITTING/DINING ROOM WITH FRENCH WINDOWS OPENING TO THE REAR GARDENS, CLOAKROOM/WC, MASTER BEDROOM WITH BUILT-IN WARDROBES, ADDITIONAL DOUBLE BEDROOM AND MODERN BATHROOM/WC. DRIVEWAY PROVIDES PARKING FOR TWO CARS. VIEWING IS HIGHLY RECOMMENDED.

POSTCODE: M23 1LN

DESCRIPTION

A beautifully presented and well proportioned modern terraced house positioned in a popular residential location. The property is within close proximity to excellent transport links such as the new Metrolink tram network providing easy access to Manchester city centre, Manchester airport and various hospitals and also the M60 & M56 motorway network. The shopping centres of Altrincham, Timperley, Sale & Wythenshawe are all within a 4 mile radius.

The accommodation is approached beyond a canopy porch with front door leading onto a wide entrance hall complete with cloakroom/WC. Toward the front there is a contemporary fitted kitchen with white units and a range of integrated appliances, whilst to the rear there is a spacious sitting/dining room with French windows opening onto the patio seating area with lawned gardens beyond. At first floor level the master bedroom benefits from built-in furniture, there is an additional double bedroom and fully tiled modern family bathroom/WC with white suite and chrome fittings.

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

The driveway provides off road parking for two cars and the rear gardens are certainly a feature. Laid mainly to lawn with a patio seating area lined by a variety of mature trees all of which combines to create an attractive setting. Importantly with a westerly aspect to enjoy the sunshine throughout the afternoon and into the evening.

ACCOMMMODATION

GROUND FLOOR

CANOPY PORCH

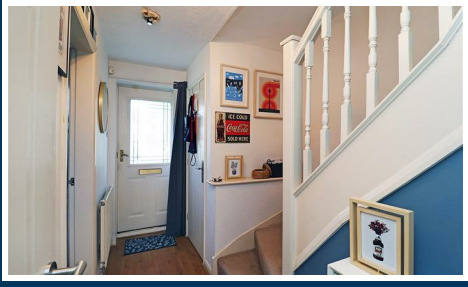
ENTRANCE HALL
PVCu double glazed front door. Laminate wood flooring. Radiator. Staircase to first floor. Telephone point.

CLOAKROOM
With a suite comprising WC and corner wash basin with tiled splashback. Opaque PVCu double glazed window to the front. Laminate wood flooring. Radiator.

KITCHEN
9'2" x 5'10" (2.79m x 1.78m)
Fitted with a comprehensive range of white wall and base units with contrasting work surfaces over incorporating a stainless steel sink unit with drainer. Integrated oven/grill plus four ring gas hob with extractor hood over. Integrated fridge/freezer and washing machine. Tiled splashback. Laminate wood flooring. PVCu double glazed window to the front. Cupboard housing gas central heating boiler.

SITTING / DINING ROOM
13'2" x 13'1" (4.03m x 4.01m)
With French doors providing access to the seating are with lawned gardens beyond. Ample space for living and dining suites. Laminate wood flooring. Television aerial point. Two radiators. Understairs storage cupboard.

FIRST FLOOR



LANDING
Airing cupboard housing hot water cylinder.

BEDROOM ONE
13'2" x 10'2" (4.03m x 3.10m)
Two PVCu double glazed windows to the front. Fitted wardrobes and storage. Radiator.

BEDROOM TWO
9'0" x 8'0" (2.76m x 2.46m)
PVCu double glazed window to the rear. Radiator.

BATHROOM
9'0" x 4'10" (2.76m x 1.48m)
With a white suite with chrome fittings comprising bath with mains shower over, wash basin and WC. Opaque PVCu double glazed window to the rear. Tiled walls and floor. Chrome heated towel rail. Extractor fan.

OUTSIDE
To the front of the property the driveway provides off road parking and has an adjacent lawned garden. There is gated access to the side and rear. Immediately to the rear and accessed via the sitting/dining room there is a patio seating area with delightful lawned gardens beyond all benefitting from a Westerly aspect to enjoy the afternoon and evening sun.

SERVICES
All main services are connected.

POSSESSION
Vacant possession upon completion.

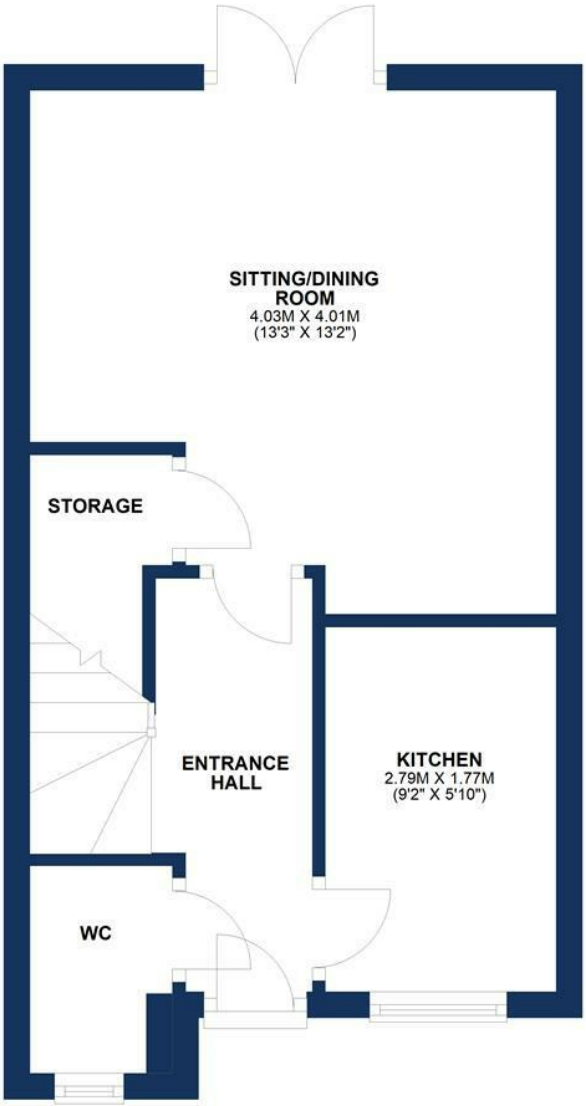
COUNCIL TAX
Manchester City Council Band 'B'

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.

Ian Macklin & Co, for themselves and the vendors or lessors of this property whose agents they are, give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers should not rely on them as statements or representations of the fact but must satisfy themselves by inspection or otherwise as to the correctness of each item; (iii) no person in the employment of Ian Macklin & Co has any authority to make or give any representations or warranty whatsoever in relation to this property.

GROUND FLOOR
APPROX. 28.5 SQ. METRES (307.1 SQ. FEET)



FIRST FLOOR
APPROX. 27.9 SQ. METRES (299.8 SQ. FEET)

TOTAL AREA: APPROX. 56.4 SQ. METRES (606.9 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