



## 2 BRUNSTEAD CLOSE | BAGULEY

OFFERS OVER £249,950

A superb end terrace family home occupying an enviable corner plot with gardens to three sides. The accommodation briefly comprises welcoming entrance vestibule, living room, full width dining kitchen opening onto the rear gardens, three well proportioned bedrooms and bathroom/WC. Lawned gardens to the front plus driveway, the gardens continue to the side and with paved patio seating area immediately to the rear. Also to the rear is the gated driveway providing further off road parking and leading to the detached garage. A superb family home and viewing is highly recommended.

POSTCODE: M23 9NY

## DESCRIPTION

A superbly presented and proportioned end terrace family home occupying an enviable corner plot and situated within a popular residential locality approximately 1 mile from the shopping centre of Timperley village. With good transport services into the market town of Altrincham and ideally suited for access to the surrounding network of motorways and access to Manchester city centre via the Metrolink.

The accommodation is approached via an entrance vestibule which leads onto the superbly proportioned sitting room whilst to the rear of the property there is a full width dining kitchen fitted with a comprehensive range of natural wood wall and base units and with doors providing access onto the rear garden. To the first floor there are three excellent bedrooms and family bathroom/WC.

To the front of the property and the side are delightful lawned gardens whilst to the rear is a paved patio seating area. Also to the rear of the property is a gated driveway providing off road parking and access to the detached garage.

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

A superbly presented and maintained family home in an ideal location. An appointment to view is highly recommended

## ACCOMMODATION

### GROUND FLOOR

#### ENCLOSED PORCH

PVCu double glazed front door. Fitted storage cupboard. Radiator. Door to;

#### SITTING ROOM

**15'9" x 14'5" (4.80m x 4.39m)**

With PVCu double glazed window to the front. Television aerial point. Telephone point. Stairs to first floor. Radiator. Cornice and dado rail.

#### DINING KITCHEN

**14'5" x 8'1" (4.39m x 2.46m)**

Fitted with a comprehensive range of natural wood wall and base units with work surfaces over incorporating a 1.5 bowl sink unit with drainer. Space for oven, fridge/freezer and plumbing for washing machine. Radiator. Cornice. Two PVCu double glazed windows to the rear and one to the side. Karndean flooring. Door provides access to the rear gardens.

### FIRST FLOOR

#### LANDING

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

#### BEDROOM ONE

**14'0" x 8'1" (4.27m x 2.46m)**

With PVCu double glazed window to the front. Ceiling cornice. Radiator. Television aerial point.



## BEDROOM TWO

9'10" x 8'1" (3.00m x 2.46m)

With PVCu double glazed window to the rear. Radiator.

## BEDROOM THREE

10'4" x 6'0" (3.15m x 1.83m)

With PVCu double glazed window to the front. Radiator.

## BATHROOM

6'1" x 6'0" (1.85m x 1.83m)

Fitted with a white suite with chrome fittings comprising bath with shower over, wash basin and WC. Part tiled walls. Opaque PVCu double glazed window to the rear. Ceiling cornice.

## OUTSIDE

To the front of the property the block paved driveway provides off road parking whilst to the side the gardens are laid mainly to lawn whilst to the rear there is a Indian Stone patio seating area accessed via the dining kitchen.

Immediately to the rear beyond the seating area is a gated driveway providing additional off road parking and access to the detached garage which has power and a new roof.

## 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

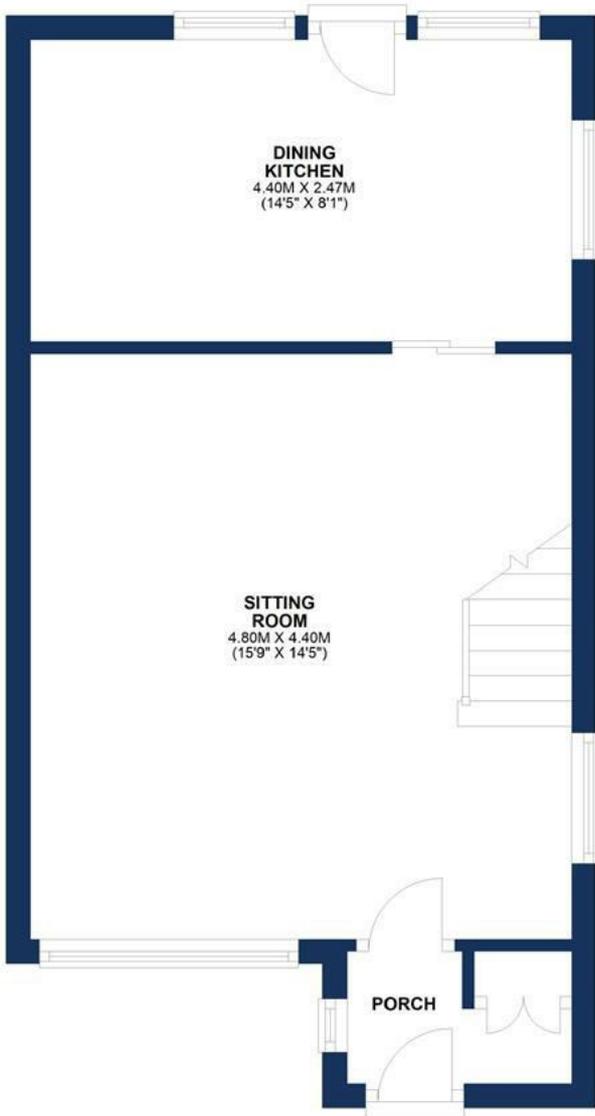
No appliances, fixtures and fittings have been inspected and purchasers are recommended to obtain their own independent advice.



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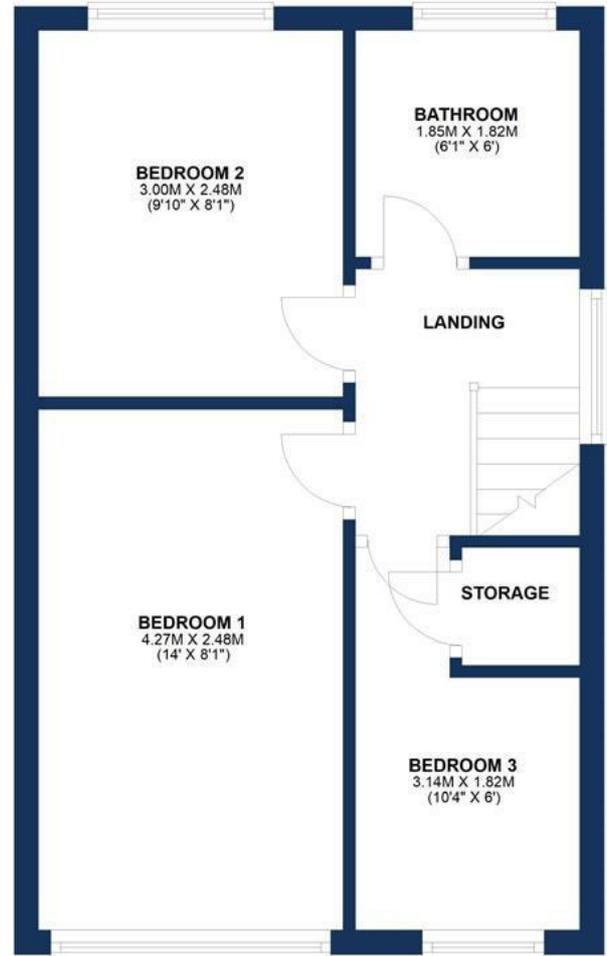
### GROUND FLOOR

APPROX. 34.6 SQ. METRES (372.7 SQ. FEET)



### FIRST FLOOR

APPROX. 32.5 SQ. METRES (349.4 SQ. FEET)



TOTAL AREA: APPROX. 67.1 SQ. METRES (722.1 SQ. FEET)

Floorplans For Illustrative Purposes Only



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