



30 PORTHLEVEN DRIVE | BAGULEY

£255,000

*** NO ONWARD CHAIN *** An immaculate mid terrace property with off road parking and private gardens to the rear. The accommodation briefly comprises canopy porch, entrance hall, full width sitting/dining room with door leading onto the rear gardens, fitted kitchen with high gloss wall and base units and with access to the rear gardens, three excellent bedrooms and modern bathroom/WC. Off road parking within the driveway for two cars and access to the garage. To the rear the gardens incorporate a patio and gravelled seating areas for easy maintenance. Viewing is highly recommended.

POSTCODE: M23 9PP

DESCRIPTION

This superbly proportioned and beautifully presented mid terrace family home is nestled within this quiet cul de sac and needs to be seen to be appreciated.

The accommodation is approached via a canopy porch which leads onto the entrance hallway which in turn provides access onto a full width sitting/dining room with access onto the rear gardens. Off the reception room is a fitted kitchen with high gloss wall and base units and a range of integrated appliances and with access to the rear gardens. To the first floor there are three excellent bedrooms and a modern bathroom/WC.

Externally towards the front of the property the driveway provides off road parking for two cars and access to the garage. To the rear the gardens incorporate a patio and gravelled seating area for easy maintenance and enjoy a high degree of privacy.

The location is ideal being within easy reach of Timperley village centre, Wythenshawe hospital is close by as is access to the surrounding network of motorways.

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ACCOMMODATION

GROUND FLOOR

CANOPY PORCH

Tiled floor.

ENTRANCE HALL

PVCu double glazed front door. Radiator. Laminate flooring. Telephone point.



OPEN PLAN SITTING/DINING ROOM

PVCu double glazed door provides access to the rear gardens. Radiator. Under stairs storage cupboard. Television aerial point.

KITCHEN

Fitted with a comprehensive range of grey high gloss wall and base units with work surfaces over incorporating a 1 ½ bowl sink unit with drainer. Integrated oven/grill plus four ring gas hob with extractor hood over. Integrated fridge freezer. Plumbing for washing machine. PVCu double glazed window overlooking the rear gardens and PVCu double glazed door provides access to the rear gardens. Laminate flooring.

FIRST FLOOR

LANDING

Loft access hatch. Ceiling cornice.

BEDROOM ONE

PVCu double glazed window to the front. Radiator.

BEDROOM TWO

PVCu double glazed window to the rear. Radiator. Television aerial point.

BEDROOM THREE

PVCu double glazed window to the rear. Radiator.

BATHROOM

Fitted with a modern white suite with chrome fittings comprising panelled bath with main shower over, vanity wash hand basin and WC. Chrome heated towel rail. Opaque PVCu double glazed window to the front. Part tiled walls. Cupboard housing Worcester combination gas central heating boiler. Extractor fan. Ceiling cornice.

OUTSIDE

To the front of the property the driveway provides off road parking for two cars and access to the garage. The garage has an up and over and light and power.

Towards the rear the gardens incorporate a patio and gravelled seating area for easy maintenance all enclosed by fence borders.

SERVICES

All main services are connected.

POSSESSION

Vacant possession on completion.

COUNCIL TAX

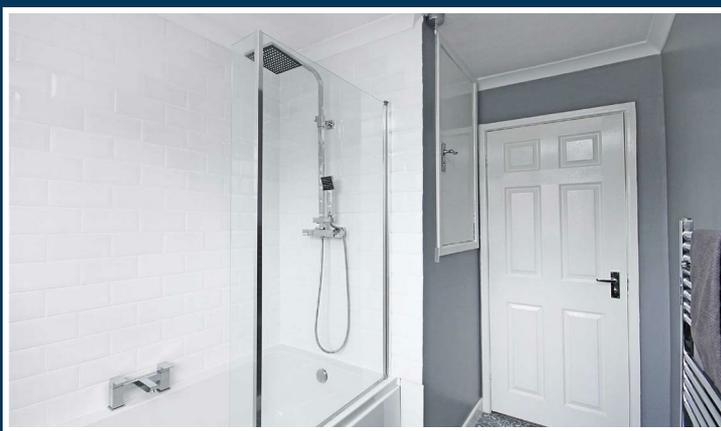
Band "B"

TENURE

We are informed the property is held on a Leasehold for 999 years from 1975 and subject to a ground rent of £26.00 per annum.

NOTE

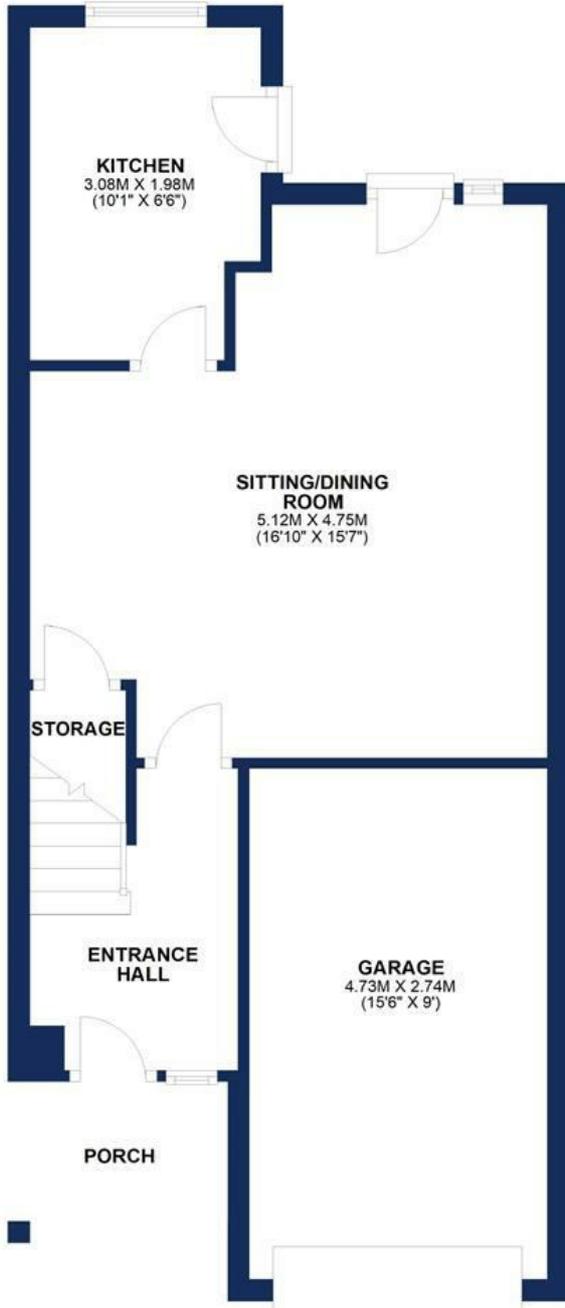
No services, appliances, fixtures or fittings have been inspected and purchasers are recommended to obtain their own independent advice.



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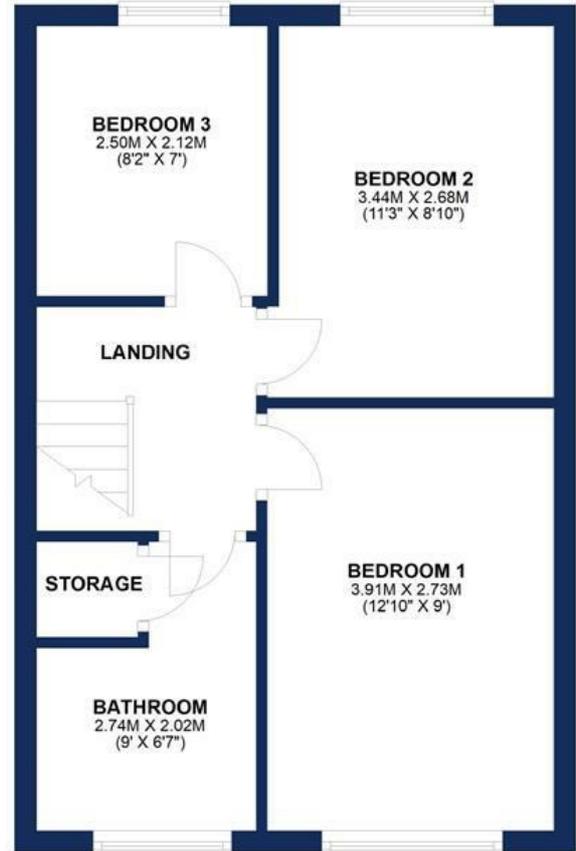
GROUND FLOOR

APPROX. 49.5 SQ. METRES (532.8 SQ. FEET)



FIRST FLOOR

APPROX. 35.4 SQ. METRES (380.9 SQ. FEET)



TOTAL AREA: APPROX. 84.9 SQ. METRES (913.6 SQ. FEET)

Floorplans For Illustrative Purposes Only



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