



68 TOTTENHAM DRIVE | BAGULEY

£289,950

A well proportioned and beautifully presented extended semi-detached family home in a popular residential location. The accommodation briefly comprises enclosed porch, front sitting room, rear dining room with adjacent dining kitchen both of which have access to the rear gardens, three bedrooms and bathroom/WC to the first floor. Off road parking within the driveway and gated access to the rear. To the rear the gardens are paved for easy maintenance and enjoy a high degree of privacy.. Viewing is highly recommended.

POSTCODE: M23 9WZ

DESCRIPTION

This attractive semi-detached family home occupies an enviable position within this popular residential location. The accommodation is beautifully presented and superbly proportioned throughout and the enclosed porch leads onto the front sitting room whilst to the rear there is a dining kitchen fitted with lightwood units. Adjacent to the kitchen is a separate dining room with access to the rear gardens. To the first floor there are three well proportioned bedrooms serviced by the bathroom/WC.

To the front of the property the driveway provides off road parking and gated access then leads to the rear. The rear gardens are paved for easy maintenance and enjoy a high degree of privacy.

The location is approximately one mile distant from the shopping centre of Timperley village and there are good transport services into the market town of Altrincham. The position is ideally suited for access to the surrounding motorway network.

An appointment to view is highly recommended.

ACCOMMODATION

GROUND FLOOR

ENCLOSED PORCH

PVCu double glazed front door with matching opaque side screen.

SITTING ROOM

PVCu double glazed door. PVCu double glazed window to the front. Living flame gas fire. Cornice. Television aerial point. Telephone point. Storage cupboard. Stairs to first floor. Radiator.

DINING KITCHEN

Fitted with a comprehensive range of lightwood wall and base units with work surfaces over incorporating . Integrated oven/grill plus four ring gas hob with stainless steel extractor hood all by Bosch. Integrated fridge freezer. Plumbing for washing machine. PVCu double glazed windows to the side and rear. PVCu double glazed door to the side. Cornice. Ample space for table and chairs. Radiator.

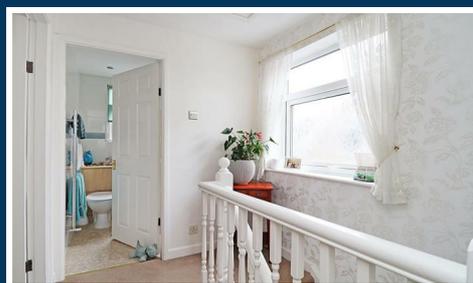
DINING ROOM

PVCu double glazed sliding doors to the rear gardens. Cornice. Radiator.

FIRST FLOOR

LANDING

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



BEDROOM ONE

PVCu double glazed window to the front. Fitted wardrobe. Television aerial point. Cornice. Radiator.

BEDROOM TWO

PVCu double glazed window to the rear. Fitted wardrobe. Radiator.

BEDROOM THREE

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

BATHROOM

With a suite comprising tiled shower cubicle, vanity wash basin and WC. Opaque PVCu double glazed window to the rear. Tiled walls. Chrome heated towel rail. Recessed low voltage lighting.

OUTSIDE

SERVICES

POSSESSION

Vacant possession upon completion.

COUNCIL TAX

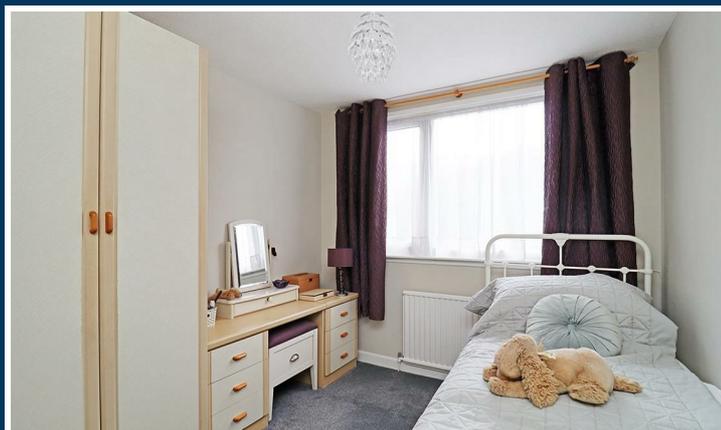
Manchester City Council Band B

TENURE

We are informed the property is Freehold. This should be verified by your Solicitor.

NOTE

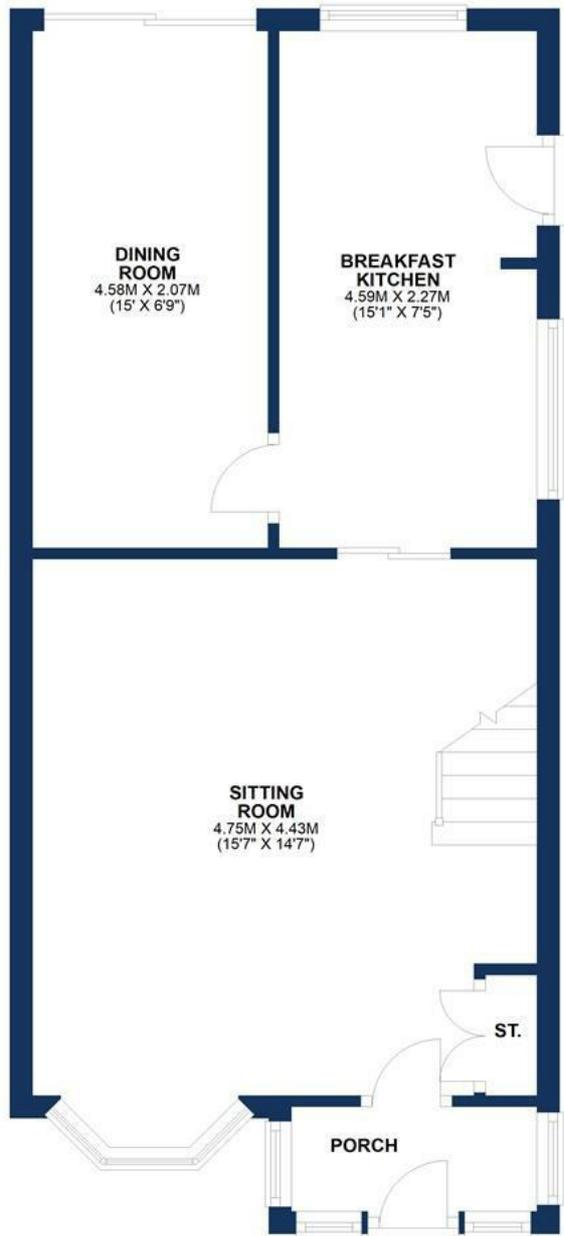
No appliances, fixtures and fittings have been inspected and purchasers are recommended to obtain their own independent advice.



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GROUND FLOOR

APPROX. 44.2 SQ. METRES (475.6 SQ. FEET)



FIRST FLOOR

APPROX. 32.5 SQ. METRES (349.5 SQ. FEET)



TOTAL AREA: APPROX. 76.7 SQ. METRES (825.1 SQ. FEET)

Floorplans For Illustrative Purposes Only



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