



16 TOTTENHAM DRIVE | BAGULEY

£325,000

An extended and well presented semi detached family home with superb south facing gardens and positioned in a popular residential location. The generously proportioned accommodation briefly comprises entrance hall, cloakroom/WC, dining room, open plan living/dining kitchen with integrated appliances and sliding door to the decked terrace, three bedrooms and fully tiled bathroom/WC with separate shower enclosure. PVCu double glazing and gas central heating. Off road parking for two cars and private southerly facing rear gardens.

POSTCODE: M23 9WZ

DESCRIPTION

This extended semi detached family home occupies an excellent plot with southerly facing gardens to the rear and wide driveway providing off road parking for two cars. The location is ideal positioned approximately 1 mile from Timperley village and with excellent transport links into the market town of Altrincham and Manchester City Centre. The property also lies within easy reach of the surrounding network of motorways.

The accommodation is approached beyond a contemporary composite front door and the entrance hall leads onto a spacious dining room. Positioned towards the rear and forming part of the extension an open plan space with clearly defined areas is ideal for modern family living. A generously proportioned sitting area opens onto a dining area with sliding doors to a decked terrace and an adjacent kitchen fitted with high gloss units, granite work surfaces and a full range of integrated appliances. The ground floor accommodation is completed by the cloakroom/WC.

At first floor level the master bedroom benefits from fitted wardrobes and overlooks the gardens at the rear. There are two further bedrooms and modern bathroom/WC.

As previously mentioned the driveway to the front provides off road parking. Towards the rear and accessed via the open plan living space is a timber decked seating area with timber pergola beyond. The rear gardens benefit from a southerly aspect to enjoy the sun all day.

An appointment to view is highly recommended.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

Panelled wood grain effect composite front door. Tiled floor. Recessed LED lighting. Opaque glazed door to:

CLOAKROOM/WC

4'6" x 3'1" (1.37 x 0.94)

Fitted with a white suite with chrome fittings comprising low level WC and wash basin. Opaque PVCu double glazed window to the side. Tiled floor. Partially tiled walls. Recessed low voltage lighting. Extractor fan. Radiator.

DINING ROOM

1'6'7" x 1'6'7" (5.05 x 5.05)

A formal reception room with PVCu double glazed window to the front. Staircase to the first floor. Laminate wood flooring. Recessed low voltage lighting. Two radiators.

LIVING/DINING KITCHEN COMPRISING:

LIVING AREA

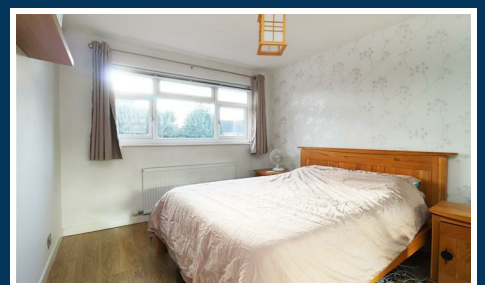
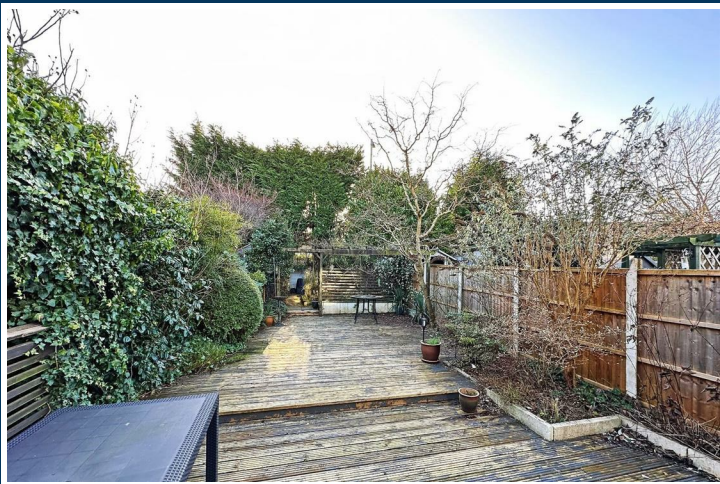
1'6'10" x 1'5'6" (5.13 x 4.72)

A spacious sitting room with understairs storage cupboard and full height mirror fronted built in storage with shelving. PVCu double glazed window to the side. Laminate wood flooring. Recessed LED lighting. Radiator. Television aerial point.

DINING KITCHEN

1'5'9" x 9'8" (4.80 x 2.95)

Fitted with matching white high gloss wall and base units with polished granite work surfaces and inset stainless steel sink with mixer tap and tiled splash-back. Integrated appliances include a double electric fan oven/grill, four ring gas hob with stainless steel extractor hood above, fridge/freezer, dishwasher and washer/dryer. PVCu double glazed sliding doors to the decked seating area. PVCu double glazed window to the rear.. Two velux windows. Tiled floor. Contemporary vertical radiator.



FIRST FLOOR

LANDING

PVCu double glazed window to the side. Access to the partially boarded loft space and wall mounted gas central heating boiler via a folding ladder.

BEDROOM ONE

11'10" x 11'3" (3.61 x 3.43)

An excellent master bedroom with built-in mirror fronted wardrobes containing hanging rails and shelving. PVCu double glazed window to the rear. Laminate wood flooring. Radiator.

BEDROOM TWO

12'11" x 9'1" (3.94 x 2.77)

A double bedroom with PVCu double glazed window to the front. Laminate wood flooring. Radiator.

BEDROOM THREE

8'10" x 7'4" (2.69 x 2.24)

PVCu double glazed window to the front. Laminate wood flooring. Radiator.

BATHROOM/WC

10'3" x 6'6" (3.12 x 1.98)

Fitted with a modern white/chrome suite comprising panelled bath with mixer tap, pedestal wash basin with mixer tap and low level WC. Tiled shower enclosure with thermostatic shower. Opaque PVCu double glazed window to the rear. Tiled walls and floor. Recessed low voltage lighting. Extractor fan. Chrome heated towel rail.

OUTSIDE

Off road parking for two vehicles within the wide paved driveway.

The gardens incorporate a large decked seating area accessed via the open plan dining kitchen with timber pergola beyond. The rear gardens benefit from a southerly aspect to enjoy the sun all day.

SERVICES

All mains services are connected.

POSSESSION

Vacant possession on completion.

TENURE

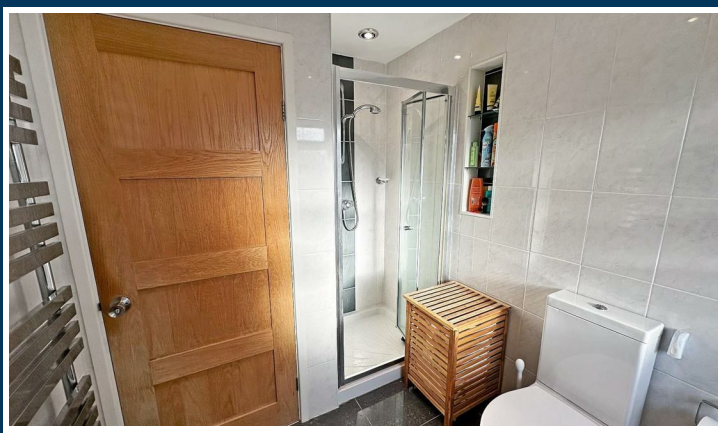
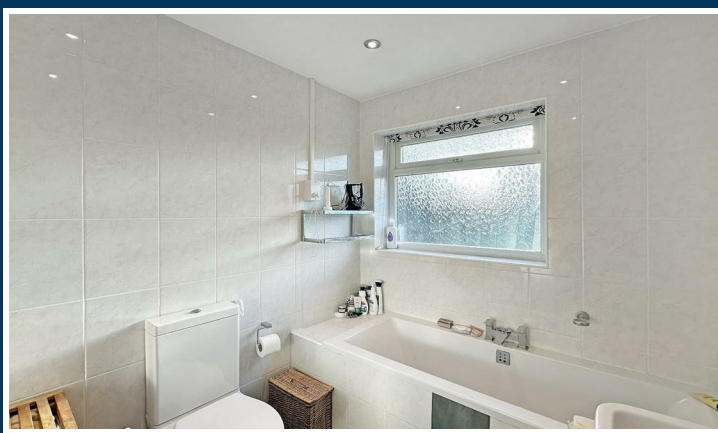
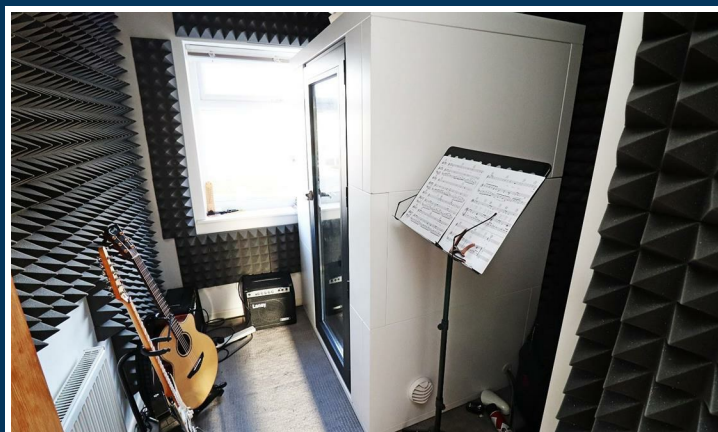
We are informed the property is Freehold. This should be verified by your solicitor.

COUNCIL TAX

Band "C"

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. 66.5 SQ. METRES (715.7 SQ. FEET)



FIRST FLOOR

APPROX. 42.9 SQ. METRES (461.8 SQ. FEET)



TOTAL AREA: APPROX. 109.4 SQ. METRES (1177.5 SQ. FEET)

Floorplans For Illustrative Purposes Only



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