

4 TOTTENHAM DRIVE, BAGULEY



Offers in the region of £265,000



A Superb Family Home in a Sought After Location

An immaculately presented & well proportioned semi-detached family home in a popular residential location. The accommodation is spread over 1100 sq ft, has been completely renovated to a high standard & is ready to move into. Briefly, it comprises an exceptional entrance hall, impressive open plan living dining kitchen with access onto the rear gardens, separate large sitting room, three bedrooms & a modern 4 piece bathroom/WC. There is ample off road parking to the front, whilst to the rear the gardens are laid mainly to lawn, larger than average & benefit from a Southerly aspect to enjoy then sun all day. Viewing is highly recommended.

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

DIRECTIONS

POSTCODE: M23 9WZ

Located within 1 mile from Timperley Village Centre and travelling from our Timperley office proceed along Stockport Road towards Brooklands roundabout. At the roundabout take the second exit into Altrincham Road and turn first right into Shady Lane. Continue over the bridge and take the second turning left into Tottenham Drive where the property can be found immediately on the right.

DESCRIPTION

This superbly presented semi detached Family home lies within a sought after location approximately 1 mile from the shopping centre of Timperley village. There are good transport services into the market town of Altrincham and ideally suited for access to the surrounding network of motorways and also with the Metrolink a short distance away.

The accommodation is approached through a wide entrance hall and features an impressive open plan living dining kitchen with doors leading onto the rear patio with South facing lawned gardens beyond. There is a comprehensive range of units and the kitchen area also has access to the rear garden. The garage has been incorporated into the accommodation to create a separate sitting room and to the first floor there are three excellent bedrooms and contemporary bathroom/WC.

To the front of the property there is a paved driveway providing ample off road parking and the pathway continues to the rear with gated access to the gardens which are also accessed via the living area and the kitchen. The gardens are laid mainly to lawn and are well sized and benefit from a southerly aspect to enjoy the sun all day.

A superb home and an appointment to view is highly recommended.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

16'11 x 7'4 (5.16m x 2.24m)

An impressive hallway which immediately creates a feeling of space upon entering the property. Composite front door with opaque PVCu double glazed windows adjacent. Laminate wood flooring. Radiator. Stairs to first floor. Understairs storage cupboard.

SITTING ROOM

16'0 x 9'0 (4.88m x 2.74m)

PVCu double glazed bay window to the front. Ceiling cornice. Radiator. TV aerial point. Recessed low voltage lighting.

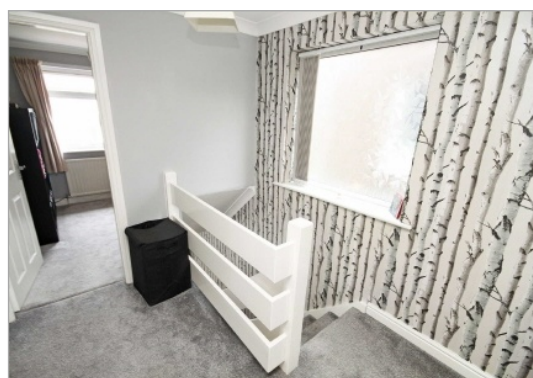
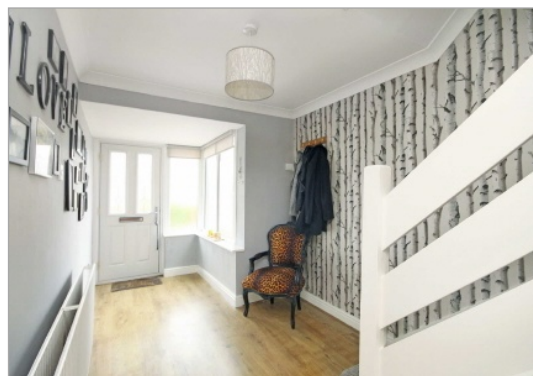
OPEN PLAN LIVING DINING KITCHEN

An excellent space comprising;

LIVING & DINING AREA

20'9 x 17'0 (6.32m x 5.18m)

Ample space for living and dining suites. PVCu double glazed doors to the rear patio with South facing gardens beyond. Laminate flooring. Radiator. Television aerial point.



KITCHEN

10'4 x 7'4 (3.15m x 2.24m)

Fitted with modern wall and base units with 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 dishwasher. Plumbing for washing machine. PVCu double glazed window to the side and door to the rear gardens.

FIRST FLOOR

LANDING

Opaque PVCu double glazed window to the side. Cornice. Access hatch to partially boarded loft.

BEDROOM ONE

13'0 x 9'1 (3.96m x 2.77m)

Excellent double bedroom with fully fitted, mirror fronted wardrobes. PVCu double glazed window to the front. Radiator.

BEDROOM TWO

12'0 x 9'10 (3.66m x 3.00m)

PVCu double glazed window to the rear. Ceiling cornice. Radiator.

BEDROOM THREE

8'10 x 7'5 (2.69m x 2.26m)

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

BATHROOM

10'2 x 6'8 (3.10m x 2.03m)

With a contemporary white suite with chrome fittings comprising panelled bath, separate walk-in shower cubicle, wash basin and WC. Chrome radiator. ½ tiled walls. Extractor fan. Opaque PVCu double glazed window to the rear. Recessed low voltage lighting.

OUTSIDE

To the front of the property the driveway provides ample off road parking.

To the rear the gardens are larger than average and a patio seating area leads on to lawned gardens which benefit from a Southerly aspect to enjoy the sun all day.

SERVICES

All main services are connected.

POSSESSION

Vacant possession upon completion.

COUNCIL TAX

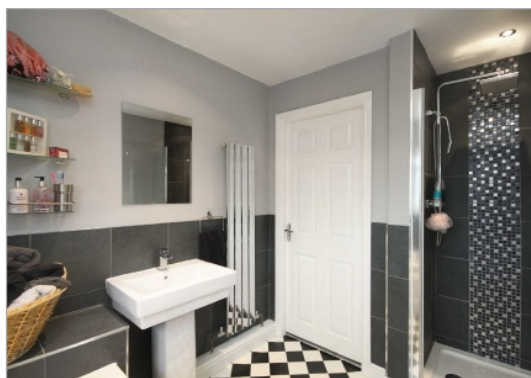
Manchester Band "C"

TENURE

We are informed the property is held on a leasehold basis for the residue of a 999 year term and subject to a ground rent of £20pa. Full details will be provided by our Clients' Solicitor.

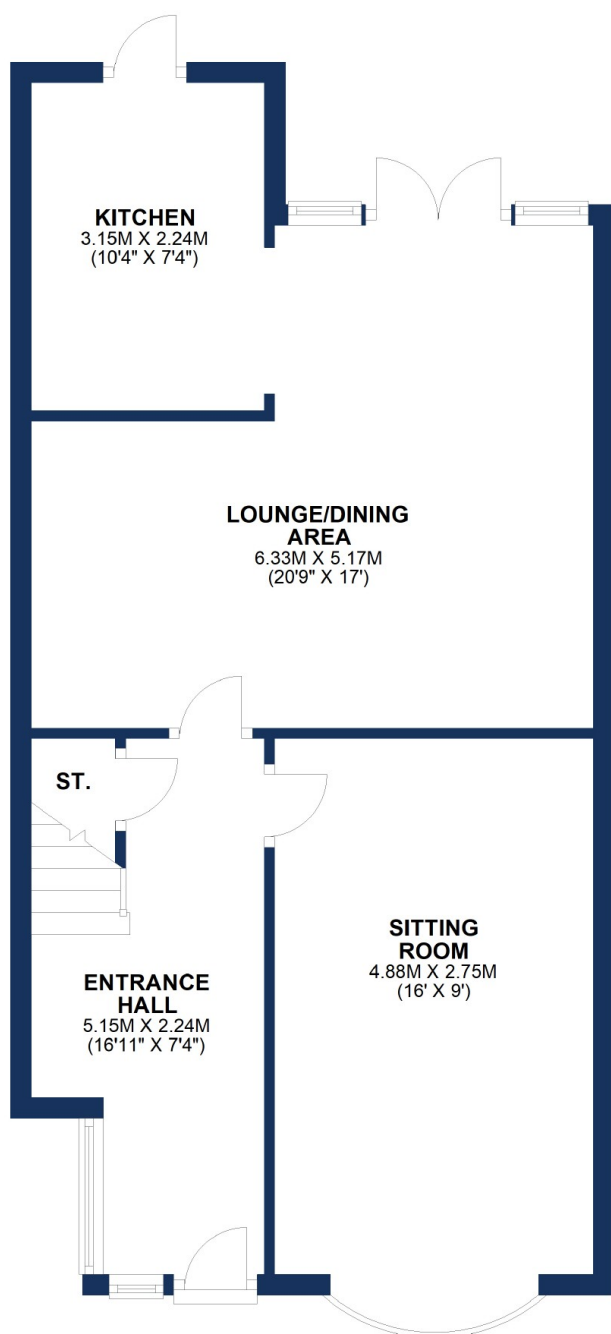
NOTE

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



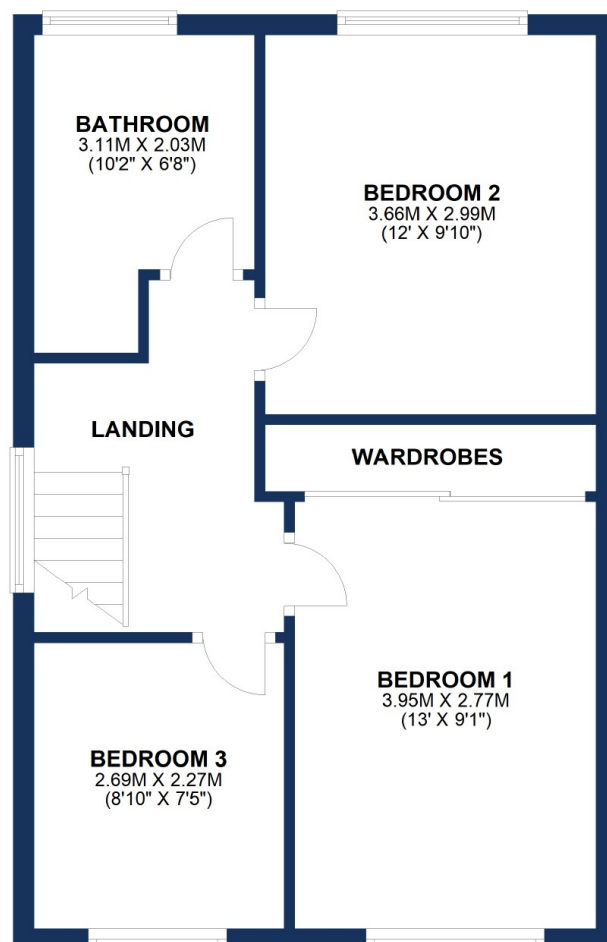
GROUND FLOOR

APPROX. 56.6 SQ. METRES (609.2 SQ. FEET)



FIRST FLOOR

APPROX. 46.4 SQ. METRES (499.0 SQ. FEET)



TOTAL AREA: APPROX. 103.0 SQ. METRES (1108.3 SQ. FEET)

Floorplans For Illustrative Purposes Only

VIEWING

By appointment with one of our offices:

Monday - Friday	9.00 am - 5.30 pm
Saturday	9.00 am - 4.30 pm
Sunday (Hale & Timperley)	12 noon - 4.30 pm



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