



## 5 CHASETOWN CLOSE | BAGULEY

£313,500

A superbly presented semi detached family home occupying an enviable cul de sac location. The well proportioned accommodation briefly comprises entrance hall leading onto a full depth open plan lounge dining room with double doors leading onto the rear garden and with the fitted kitchen adjacent. There is also access to the rear gardens from the kitchen. To the first floor there are three bedrooms and shower room/WC. Off road parking within the driveway plus block paved patio and lawned gardens to the rear. Viewing is highly recommended to appreciate the proportions on offer.

POSTCODE: M23 9NS

## DESCRIPTION

A superbly proportioned semi detached family home in an ideal cul de sac location.

The accommodation is well presented and proportioned throughout and features a full depth through lounge dining room with double doors leading onto the rear garden. Adjacent there is a separate kitchen fitted with shaker style units and with access onto the rear garden. To the first floor there are three excellent bedrooms and recently installed shower room/WC. From the landing there is also access to a loft room with light and power and is floored.

To the front of the property there is off road parking within the driveway whilst to the rear is a patio seating area with delightful lawned gardens beyond.

The location is ideal being approximately 1 mile from the shopping centre of Timperley village. There are good transport services into the market town of Altrincham and is also ideally suited for access to the surrounding network of motorways and with the Metrolink within easy reach.

A superb property that needs to be seen to be appreciated.

## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE HALL

Composite front door. Radiator. Laminate wood flooring. Stairs to first floor.

#### SITTING ROOM

**13'5" x 12'5" (4.09 x 3.78)**

With a focal point of marble effect fireplace. PVCu double glazed window to the front. Laminate wood flooring. Radiator. Television aerial point. Telephone point, Under stairs storage cupboard.

Opening to:

#### DINING ROOM

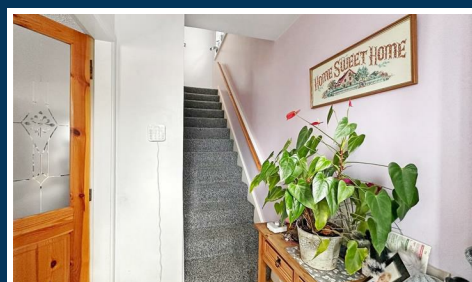
**10'5" x 8'0" (3.18 x 2.44)**

With PVCu double glazed double doors leading onto the rear garden. Radiator. Laminate wood flooring.

#### KITCHEN

**10'5" x 7'1" (3.18 x 2.16)**

With a comprehensive range of shaker style wall and base units with heat resistant work surfaces over incorporating 1 ½ bowl stainless steel sink unit with drainer. Integrated oven/grill plus 4 ring hob with extractor over. Space for fridge freezer. Integrated washing machine. PVCu double glazed door provides access to the rear garden. PVCu double glazed window to the side. Lminate wood flooring. Part tiled walls. Cupboard housing gas central heating boiler.



## FIRST FLOOR

### LANDING

Opaque PVCu double glazed window to the side. Loft access hatch. Loft room with light and power and floored.

### BEDROOM 1

13'0" x 9'0" (3.96 x 2.74)

With fitted wardrobes. PVCu double glazed window to the front. Radiator.

### BEDROOM 2

9'6" x 9'0" (2.90 x 2.74)

With PVCu double glazed window overlooking the rear garden. Fitted wardrobes. Radiator.

### BEDROOM 3

9'11" x 6'2" (3.02 x 1.88)

Superb third bedroom with fitted storage cupboard. PVCu double glazed window to the front. Radiator.

### SHOWER ROOM

6'3" x 6'2" (1.91 x 1.88)

Recently installed with a suite comprising walk in shower with mains shower over, vanity unit with sink and WC. Opaque PVCu double glazed window to the rear. Tiled walls and floor. Heated towel rail.

### OUTSIDE

To the front of the property the driveway provides off road parking and has an adjacent gravel garden. To the rear and accessed via the kitchen and dining area there is a block paved patio seating area with lawned gardens beyond. There is a further seating area with artificial grass.

### SERVICES

All main services are connected.

### POSSESSION

Vacant possession upon completion.

### COUNCIL TAX

Manchester Band "B"

### TENURE

We are informed the property is held on a Freehold basis. 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.

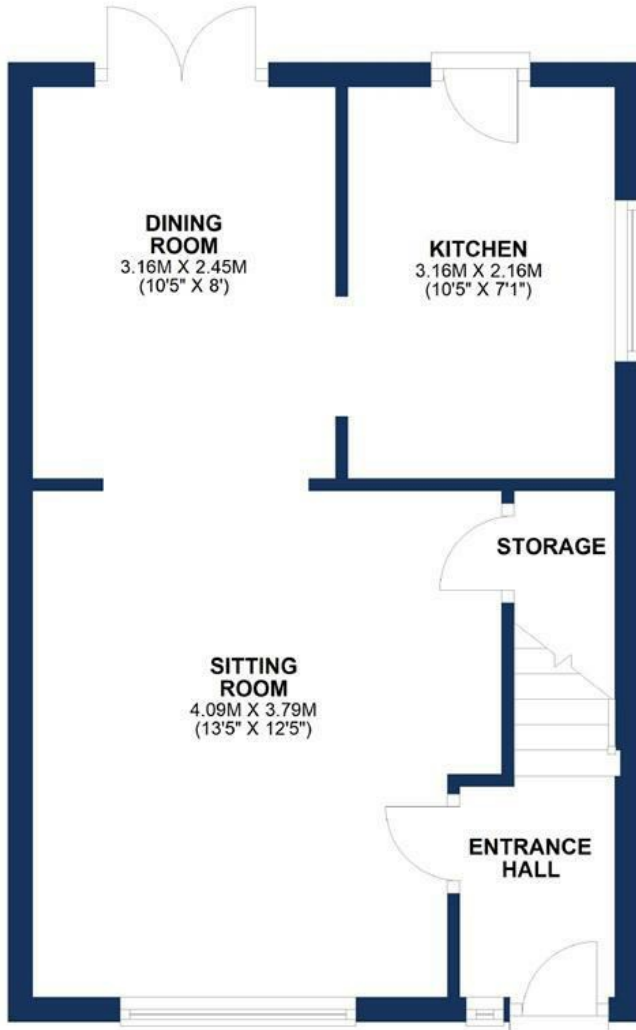
EPC available upon request.



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## GROUND FLOOR

APPROX. 34.6 SQ. METRES (372.5 SQ. FEET)



## FIRST FLOOR

APPROX. 34.6 SQ. METRES (372.4 SQ. FEET)



TOTAL AREA: APPROX. 69.2 SQ. METRES (745.0 SQ. FEET)

Floorplans For Illustrative Purposes Only



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