



22 PARKBROOK ROAD | BAGULEY

OFFERS OVER £300,000

A superbly presented and proportioned semi detached family home with excellent rear gardens. The accommodation briefly comprises enclosed porch leading onto the welcoming entrance hall, sitting room to the front plus large living room to the rear with doors onto the rear gardens, fitted kitchen with access to the gardens, three bedrooms and bathroom/WC to the first floor. To the front of the property the driveway provides off road parking and has adjacent lawned gardens and leads onto the garage at the rear. To the rear the gardens incorporate gravelled and paved seating areas with lawns between. Viewing is highly recommended.

POSTCODE: M23 IAN

DESCRIPTION

This semi detached family home is well presented throughout and viewing is essential to appreciate the proportions of the accommodation on offer.

The accommodation is approached via an enclosed porch leading onto the welcoming entrance hall and features a sitting room to the front whilst towards the rear is a large living room with double PVCu double glazed doors leading onto the rear gardens. The kitchen is fitted with a range of light wood units and also provides access to the gardens at the rear.

To the first floor the master bedroom benefits from a fitted storage cupboard and dual aspect windows and there are two further bedrooms and the accommodation is completed by the bathroom/WC fitted with a white suite with chrome fittings.

Externally there is off road parking within the driveway which extends to the side leading to the garage, there are also lawned gardens. Towards the rear and accessed via the kitchen and living room there are gravelled and paved seating areas with lawns inbetween. The gardens are enclosed by fence borders and provide ample space to extend subject to the relevant permissions being obtained.

The property also has the added benefit of a new roof within the last 2 years.

The location is ideal being within walking distance of local shops and also with the Metrolink station close by at Martinscroft. The property also lies within easy reach of the surrounding network of motorways and Wythenshawe Hospital.

Viewing is highly recommended to appreciate the accommodation on offer and also the plot.

ACCOMMODATION

GROUND FLOOR

ENCLOSED PORCH

PVCu double glazed front door with matching side screen.

ENTRANCE HALL

Glass panelled front door. Laminate flooring. Spindle balustrade staircase to first floor. Under stairs storage cupboard. Radiator.

SITTING ROOM

10'8" x 9'11" (3.25m x 3.02m)

With PVCu double glazed windows to the front and side. Radiator. Laminate flooring. Picture rail.

LIVING ROOM

13'2" x 11'11" (4.01m x 3.63m)

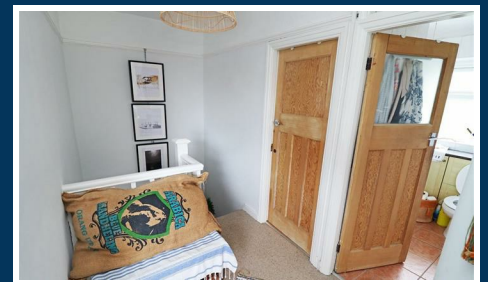
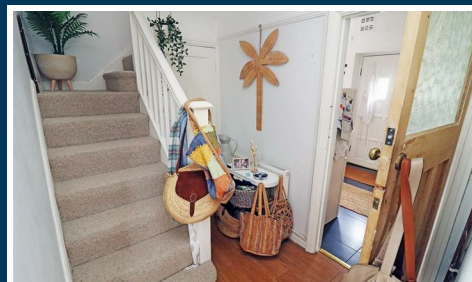
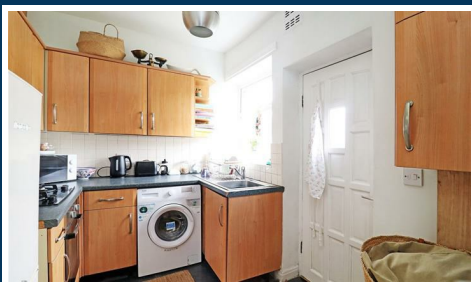
Focal point of a fireplace with insert and hearth. PVCu double glazed window to the front plus PVCu double glazed double doors to the rear gardens. Laminate flooring. Radiator. Television aerial point. Picture rail.

KITCHEN

10'8" x 7'2" (3.25m x 2.18m)

Fitted with a range of light wood wall and base units with work surface over incorporating stainless steel sink unit with drainer. Integrated oven/grill plus 4 ring gas hob and extractor hood over. Space for fridge freezer and plumbing for washing machine. Tiled splashback. Cupboard housing combination Baxi gas central heating boiler. PVCu double glazed window overlooking the rear gardens and hardwood door provides access to the gardens.

FIRST FLOOR



LANDING

Opaque PVCu double glazed window to the front. Loft access hatch. Picture rail.

BEDROOM 1

13'2" x 12'2" (4.01m x 3.71m)

With PVCu double glazed windows to the front and rear. Fitted storage cupboard. Radiator.

BEDROOM 2

11'0" x 10'2" (3.35m x 3.10m)

With PVCu double glazed windows to the front and side. Radiator. Picture rail.

BEDROOM 3

7'9" x 7'2" (2.36m x 2.18m)

PVCu double glazed window to the rear. Laminate flooring. Radiator.

BATHROOM

7'2" x 6'5" (2.18m x 1.96m)

Fitted with a white suite with chrome fittings comprising panelled bath with electric shower over, vanity wash basin and WC. Opaque PVCu double glazed window to the rear. Tiled walls and floor. Radiator.

OUTSIDE

To the front of the property the flagged drive provides off road parking and benefits from adjacent lawned gardens and continues to the side leading to the detached garage at the rear.

The rear gardens incorporate gravelled and paved seating areas with lawns between. The gardens are enclosed by fence borders.

SERVICES

All main services are connected.

POSSESSION

Vacant possession upon completion.

COUNCIL TAX

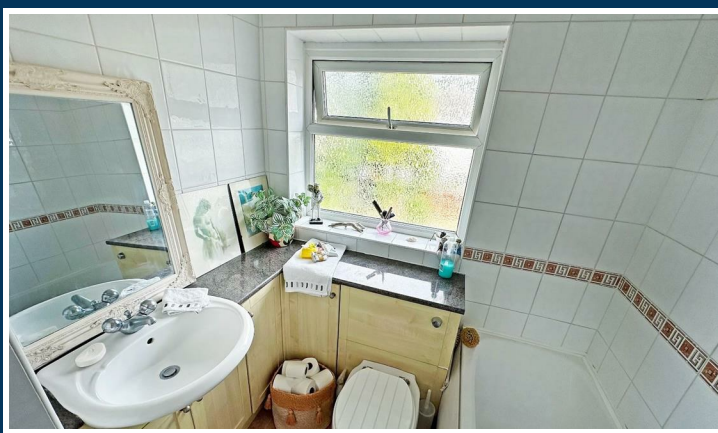
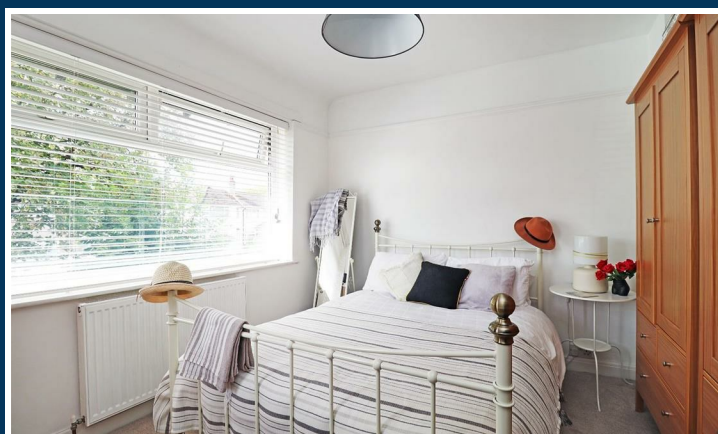
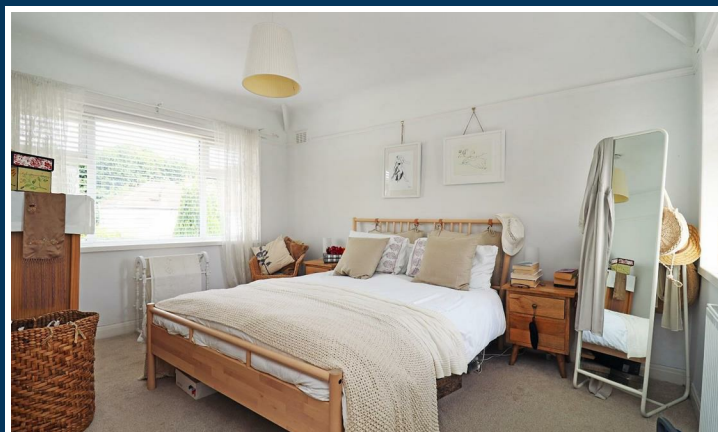
Manchester Band "C"

TENURE

We are informed the property is held on a Leasehold basis for the residue of a 999 year term commencing the 01/02/1935 and subject to a Ground Rent of £6.00 per annum fixed for the duration of the term. This should be verified by your Solicitor.

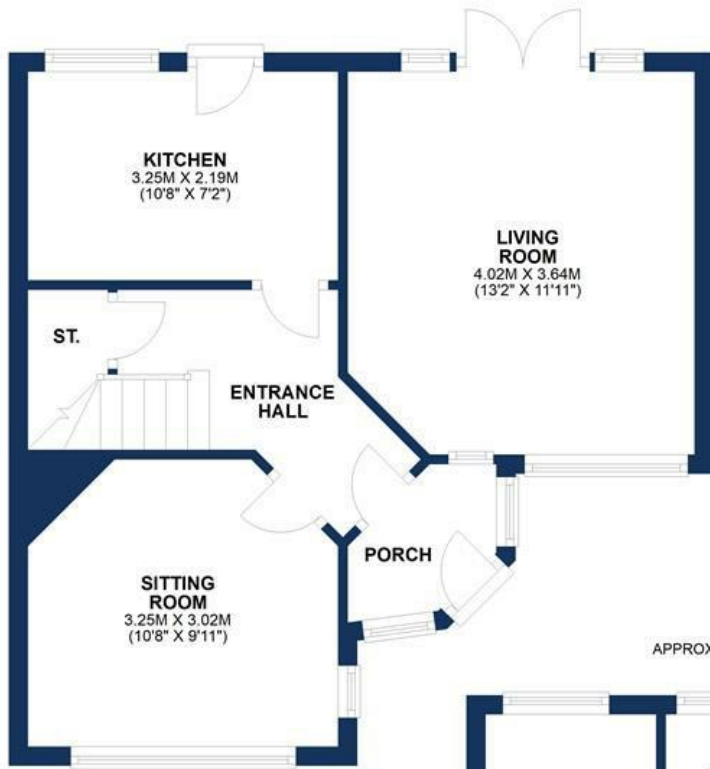
NOTE

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



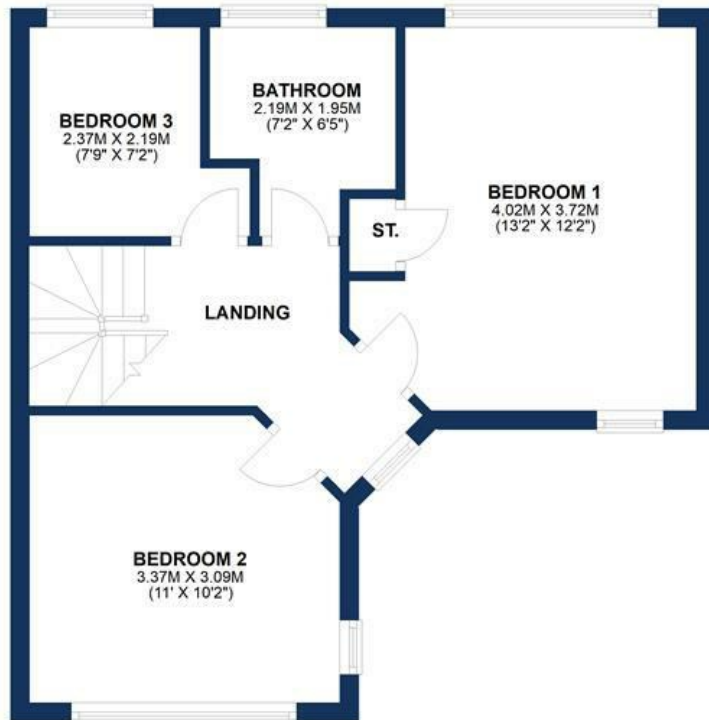
Ian Macklin & Co, for themselves and the vendors or lessors of this property whose agents they are, give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers should not rely on them as statements or representations of the fact but must satisfy themselves by inspection or otherwise as to the correctness of each item; (iii) no person in the employment of Ian Macklin & Co has any authority to make or give any representations or warranty whatsoever in relation to this property.

GROUND FLOOR
APPROX. 40.7 SQ. METRES (437.8 SQ. FEET)



TOTAL AREA: APPROX. 79.2 SQ. METRES (852.1 SQ. FEET)
Floorplans For Illustrative Purposes Only

FIRST FLOOR
APPROX. 38.5 SQ. METRES (414.3 SQ. FEET)



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