IANMACKLIN & COMPANY

CHARTERED VALUATION SURVEYORS & ESTATE AGENTS

22 PARKBROOK ROAD | BAGULEY

£294,000

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 1AN

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.

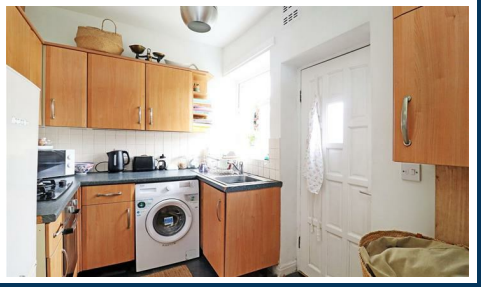
ENTRANCE HALL
Glass panelled front door. Laminate flooring. Spindle balustrade staircase to first floor. Under stairs storage cupboard. Radiator.

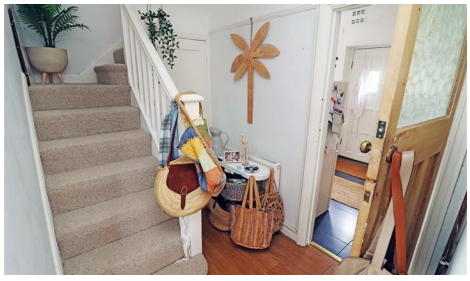
SITTING ROOM
10'8" x 9'11" (3.25m x 3.02m)
With PVCu double glazed windows to the front and side. Radiator. Laminate flooring. Picture rail.

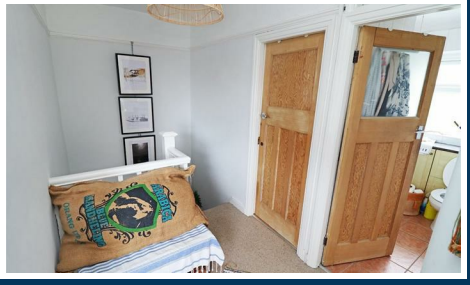
LIVING ROOM
13'2" x 11'11" (4.01m x 3.63m)
Focal point of a fireplace with insert and hearth. PVCu double glazed window to the front plus PVCu double glazed double doors to the rear gardens. Laminate flooring. Radiator. Television aerial point. Picture rail.

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.

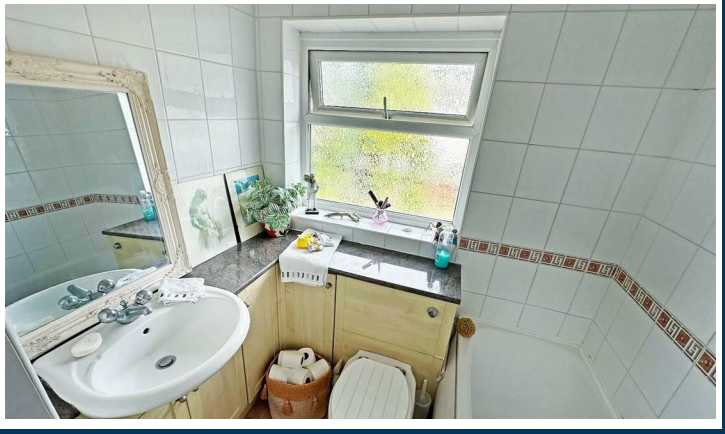
SERVICES
All main services are connected.

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.



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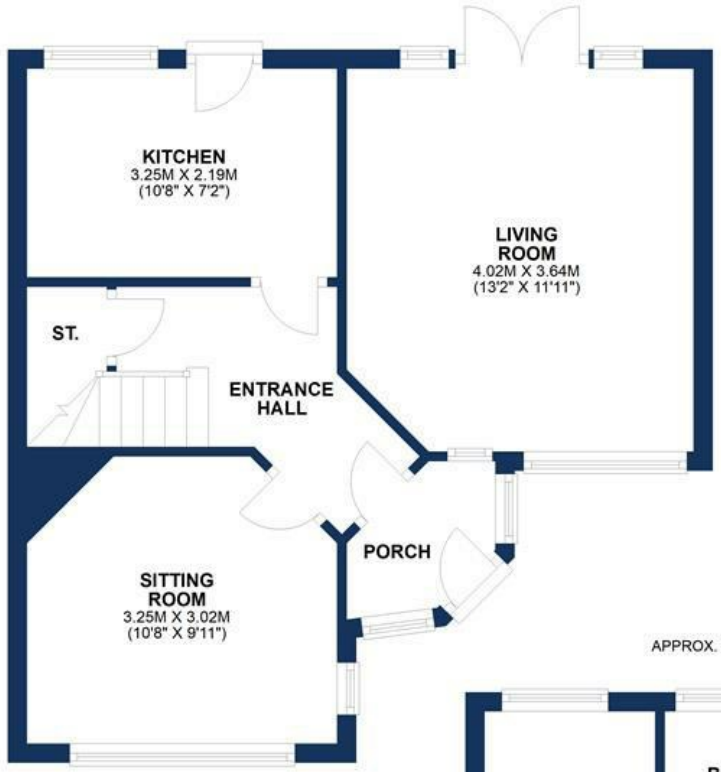
GROUND FLOOR

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

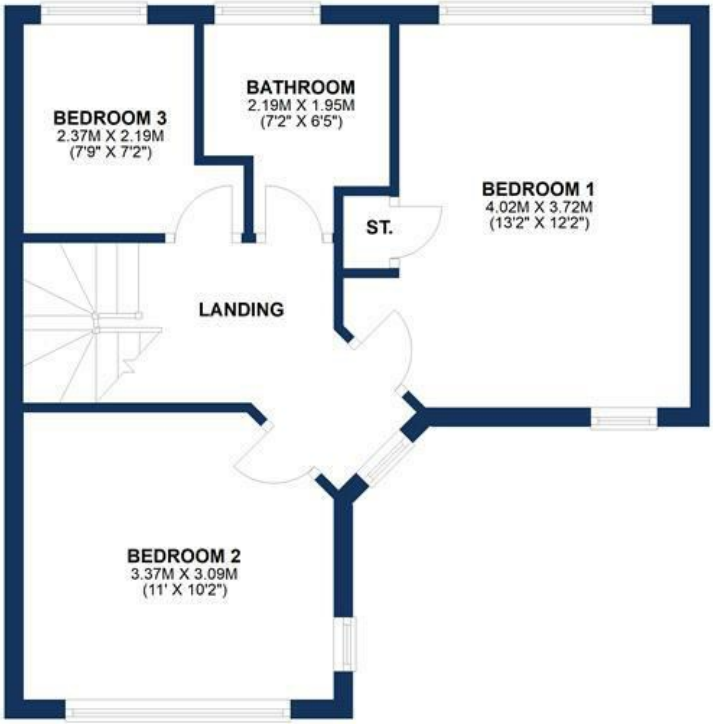


TOTAL AREA: APPROX. 79.2 SQ. METRES (852.1 SQ. FEET)

Floorplans For Illustrative Purposes Only

FIRST FLOOR

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



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