



27 THORNGROVE AVENUE | BAGULEY

OFFERS OVER £200,000

A superbly presented and proportioned end terraced property in a convenient location. The accommodation briefly comprises enclosed porch, large sitting room plus full width dining kitchen with access onto the south facing rear gardens, two well proportioned bedrooms serviced by the bathroom/WC. Off road parking to the front plus gated access towards the rear whilst to the rear the landscaped gardens incorporate gravelled and patio seating areas and benefit from a southerly aspect to enjoy the sun all day. Viewing is highly recommended.

POSTCODE: M23 9PQ

DESCRIPTION

This attractive end of terraced property lies within a popular residential location approximately 1 mile distant from the centre of Timperley village and with good transport services into the market town of Altrincham and Manchester and ideally suited for access to local motorways and nearby Wythenshawe Hospital.

The accommodation is well proportioned throughout. An enclosed porch leads onto a large sitting room whilst to the rear is a full width dining kitchen with a comprehensive range of units and with door leading onto the south facing rear gardens. To the first floor there are two excellent bedrooms and the accommodation is completed by the bathroom/WC fitted with a white suite with chrome fittings.

Towards the front of the property the tarmac driveway provides off road parking with gravelled well stocked borders and there is gated access towards the rear. To the rear the landscaped gardens incorporate gravelled and seating areas all benefitting from a southerly aspect to enjoy the sun all day.

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

ACCOMMODATION

GROUND FLOOR

ENCLOSED PORCH

PVCu double glazed front door. Opaque PVCu double glazed window to the front. Radiator. Laminate flooring. Glass panelled door to:

SITTING ROOM

16'8" x 12'3" (5.08m x 3.73m)

With PVCu double glazed window to the front. Two radiators. Two aerial points. Laminate flooring. Spindle balustrade staircase to first floor. Telephone point.

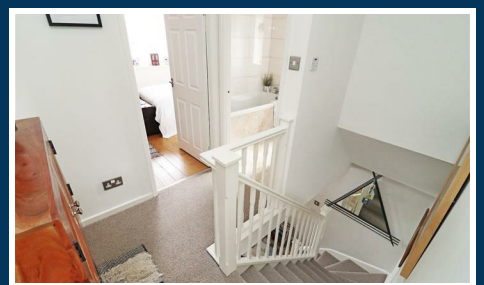
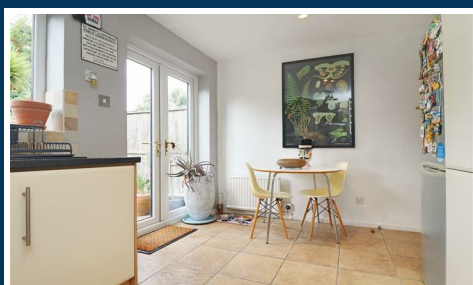
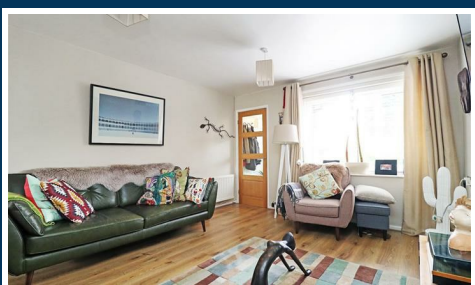
DINING KITCHEN

12'3" x 9'3" (3.73m x 2.82m)

Fitted with a comprehensive range of wall and base units with work surfaces over incorporating a Blanco sink unit with drainer. Integrated double oven/grill plus 4 ring hob with stainless steel extractor hood. Space for fridge freezer. Integrated dishwasher and washing machine. Tiled splashback. Ample space for table and chairs. Radiator. PVCu double glazed window overlooking the rear garden and PVCu double glazed double doors provide access to the gardens.

LANDING

Loft access hatch with pull down ladder to partially boarded loft space with light.



BEDROOM 1

12'2" x 9'6" (3.71m x 2.90m)

PVCu double glazed window to the rear. Radiator. Television aerial point.

BEDROOM 2

12'3" x 9'8" (3.73m x 2.95m)

PVCu double glazed window to the front. Radiator. Stripped floorboards.

BATHROOM

5'10" x 5'8" (1.78m x 1.73m)

Fitted with a white suite with chrome fittings comprising panelled bath with electric shower over, wash hand basin and WC. Tiled walls. Tiled floor. Chrome heated towel rail. Opaque PVCu double glazed window to the side. Extractor fan. Airing cupboard housing hot water cylinder.

OUTSIDE

To the front of the property the driveway provides off road parking and has adjacent gravelled well stocked borders. There is gated access towards the rear. To the rear the gardens are landscaped and incorporate gravelled and patio seating areas all benefitting from a southerly aspect to enjoy the sun all day.

SERVICES

Mains electric, water and drainage are connected.

POSSESSION

Vacant possession upon completion.

COUNCIL TAX

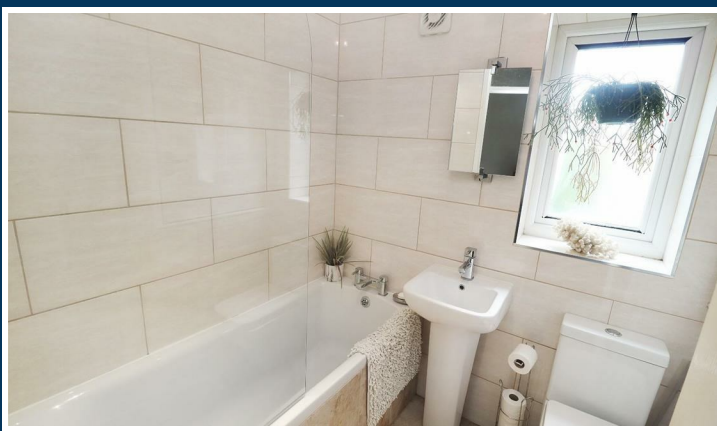
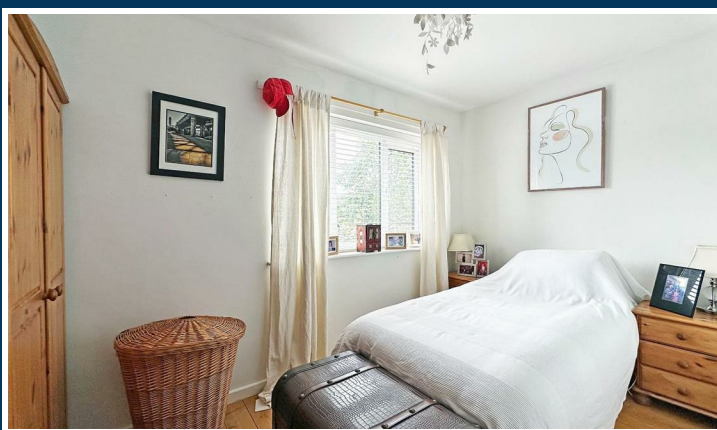
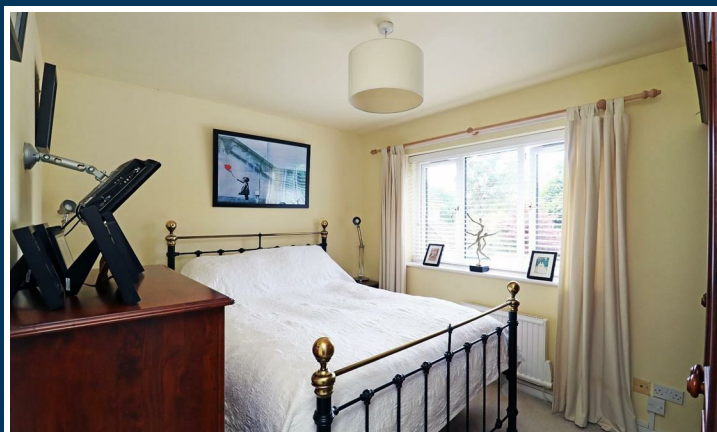
Manchester Band "B"

TENURE

We are informed the property is Freehold. 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. 31.0 SQ. METRES (334.2 SQ. FEET)



FIRST FLOOR

APPROX. 30.0 SQ. METRES (322.5 SQ. FEET)



TOTAL AREA: APPROX. 61.0 SQ. METRES (656.7 SQ. FEET)

Floorplans For Illustrative Purposes Only



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