



PATHSIDE COTTAGE 80 SHADY LANE | BAGULEY

£275,000

NO ONWARD CHAIN A charming semi detached cottage in a sought after location with extensive private lawned gardens to the side and rear with need to be seen to be appreciated. The accommodation briefly comprises enclosed porch, open plan sitting/dining room with a focal point of exposed brick fireplace, fitted kitchen leading onto a rear conservatory, ground floor shower room/WC. To the first floor there are two double bedrooms and bathroom/WC. Off road parking is provided within the driveway to the front and there is gated access to the side. Towards the rear the gardens are a particular feature incorporating patio seating areas with superb lawns beyond all benefitting from a south westerly aspect to enjoy the afternoon and evening sun. Viewing is highly recommended.

POSTCODE: M23 9NN

DESCRIPTION

A charming semi detached cottage in a sought after residential location with extensive gardens which need to be seen to be appreciated. An enclosed porch leads onto an impressive open plan sitting and dining room with a focal point of an exposed brick chimney breast. There is ample space for living and dining suites and the dining area opens onto the kitchen fitted with a comprehensive range of wall and base units with natural wood work surfaces and space for the majority of appliances. Off the kitchen there is access to a shower room/WC and also the rear conservatory which in turn leads onto the rear gardens.

To the first floor there are two excellent double bedrooms serviced by the family bathroom/WC.

Externally there is off road parking within the driveway and there is access to an adjacent garage whilst to the side and rear there is a patio seating area with extensive lawns beyond all benefitting from a westerly aspect to enjoy the afternoon and evening sun.

The location is ideal being within easy reach of Timperley village centre with the surrounding network of motorways close by. The property is also conveniently situated for access to the Metrolink station on Southmoor Road.

To conclude a charming property where viewing is essential to appreciate the potential on offer.

ACCOMMODATION

GROUND FLOOR

PORCH

Hardwood front door. Tiled floor.

SITTING ROOM/DINING ROOM

21'6" x 13'2" (6.55m x 4.01m)

Comprising sitting room with timber framed bay window to the front. Focal point of a fireplace with exposed brick surround. Television aerial point. Radiator. Stairs to first floor. Dado rail. Opening to:

DINING AREA

With timber framed window to the side. Radiator. Dado rail. Opening to:

KITCHEN

17'7" x 15'7" maximum measurements (5.36m x 4.75m maximum measurements)

With a comprehensive range of wall and base units with natural wood work surfaces over incorporating a Belfast sink unit. Five ring gas hob. Space for fridge, fridge freezer, washing machine and dishwasher. Timber framed window to the side. Tiled floor. Recessed low voltage lighting. Exposed beam ceiling. Wall mounted Worcester combination gas central heating boiler. Radiator. Television aerial point.

CONSERVATORY

10'0" x 9'2" (3.05m x 2.79m)

With two PVCu double glazed doors to the rear garden.



SHOWER ROOM

5'3" x 4'5" (1.60m x 1.35m)

With a suite comprising tiled shower cubicle, wash hand basin and WC. Tiled floor. Tiled walls. Extractor fan.

FIRST FLOOR

LANDING

A superb space providing access to:

BEDROOM 1

13'2" x 11'10" (4.01m x 3.61m)

Timber framed bay window to the rear. Exposed beam ceiling. Radiator.

BEDROOM 2

12'0" x 10'0" (3.66m x 3.05m)

With timber framed window to the front. Radiator. Fitted wardrobe and dressing table.

BATHROOM

9'0" x 6'9" (2.74m x 2.06m)

Fitted with a white suite with chrome fittings comprising roll top claw foot style bath with mixer shower, WC and wash hand basin. Radiator. Half panelled walls. Leaded and stained glass arch windows to landing and to the side.

OUTSIDE

GARAGE

20'9" x 9'5" (6.32m x 2.87m)

With up and over door to the front and door to the rear.

The drive to the front provides off road parking and access to the side. To the side and rear is a patio seating area with extensive lawns beyond that need to be seen to be appreciated. The rear gardens benefit from a south westerly aspect to enjoy the sun for the majority of the day. External power and water points.

SERVICES

All main services are connected.

POSSESSION

Vacant possession upon completion.

COUNCIL TAX

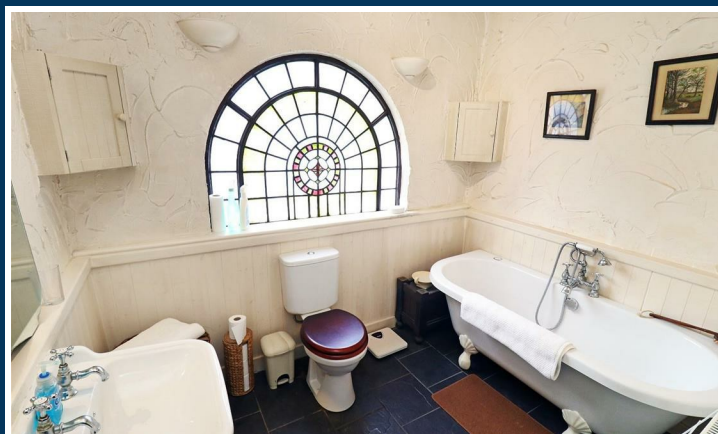
Manchester Band "C"

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.



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.



TOTAL AREA: APPROX. 111.5 SQ. METRES (1200.1 SQ. FEET)

Floorplans For Illustrative Purposes Only



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