



## 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

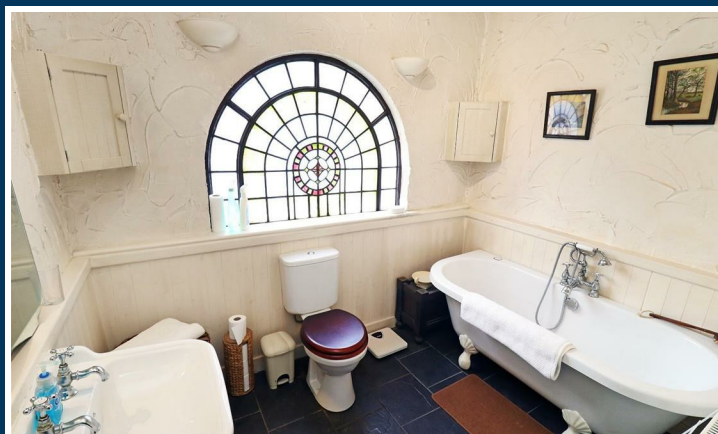
Manchester Band "C"

### 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.



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

Floorplans For Illustrative Purposes Only



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