



17 SPALDING DRIVE | MANCHESTER

£299,950

A superbly proportioned and well presented extended semi detached family home in an ideal location with views over the green. The accommodation briefly comprises enclosed porch, entrance hall, front living room opening onto the dining kitchen towards the rear which in turn has double doors leading onto the further sitting room with access onto the rear gardens. The accommodation is completed by a rear entrance vestibule with access to a separate utility room and cloakroom/WC and also door to the side. To the first floor there are three excellent bedrooms serviced by the family bathroom/WC.

Externally there is off road parking within the driveway whilst to the rear is an Indian stone patio seating area with delightful lawns beyond. Viewing is highly recommended.

POSTCODE: M23 2UJ

DESCRIPTION

This semi detached family home as been extended to create superbly proportioned living space presented to a high standard.

The accommodation is approached via the enclosed porch which leads onto a welcoming entrance hall. Towards the front of the property is a large living room with a focal point of a recessed tiled fireplace. Towards the rear of the property is a large dining kitchen fitted with a comprehensive range of light wood units and with double doors leading onto a further sitting room. The sitting room benefits from double doors leading onto the attractive rear garden. The ground floor accommodation is completed by a rear entrance vestibule which has a door to the side and also provides access to the utility room and cloakroom/WC.

To the first floor there are three excellent bedrooms serviced by the family bathroom/WC fitted with a modern white suite with chrome fittings.

Externally there is off road parking within the driveway and gated access to the rear. Immediately to the rear is an Indian stone patio seating area with delightful lawned gardens beyond. The rear gardens also incorporate a garage with brick built store to the rear and there is also the added benefit of an outdoor bar area.

The location is ideal being within easy reach of the motorway network and local schools.

Viewing is highly recommended.

ACCOMMODATION

GROUND FLOOR

ENCLOSED PORCH

PVCu double glazed door and matching side screen. Tiled floor. Light and power.

ENTRANCE HALL

Laminate flooring. PVCu double glazed window to the side. Radiator. Ceiling cornice. Spindle balustrade staircase to first floor.

LIVING ROOM

15'9" x 10'8" (4.80m x 3.25m)

With a focal point of a recessed tiled fireplace. PVCu double glazed window to the front overlooking the green. Laminate flooring. Ceiling cornice. Television aerial point. Telephone point. Opening to:

DINING KITCHEN

19'10" x 9'0" (6.05m x 2.74m)

Fitted with a comprehensive range of light wood wall and base units with work surface over incorporating stainless steel sink unit with drainer. Space for fridge freezer. Integrated oven/grill plus 4 ring electric hob with stainless steel extractor hood. Tiled splashback. PVCu double glazed window to the rear. Radiator. Ceiling cornice. Sliding doors to:

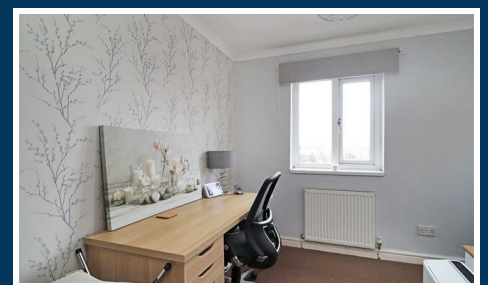
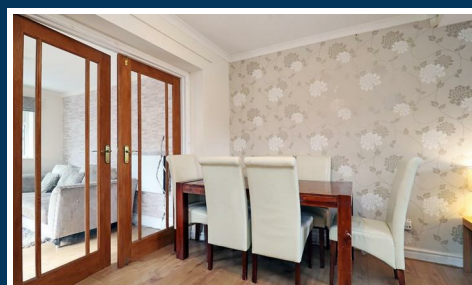
SITTING ROOM

10'8" x 9'8" (3.25m x 2.95m)

With PVCu double glazed double doors leading onto the Indian stone patio seating area with lawned gardens beyond. Laminate flooring. Television aerial point. PVCu double glazed window to the rear. Radiator.

REAR ENTRANCE VESTIBULE

PVCu double glazed door to the side. Tiled floor. Access to:



UTILITY

6'1" x 4'10" (1.85m x 1.47m)

With work surface and plumbing for washing machine and space for dryer beneath. Wall mounted Worcester combination gas central heating boiler. PVCu double glazed window to the side. Tiled floor.

WC

With WC and opaque PVCu double glazed window to the side.

FIRST FLOOR

LANDING

Opaque PVCu double glazed window to the side. Loft access hatch with pull down ladder to boarded loft space.

BEDROOM 1

14'0" x 10'7" (4.27m x 3.23m)

With PVCu double glazed window to the front overlooking the green. Radiator. Television aerial point. Ceiling cornice.

BEDROOM 2

13'6" x 9'3" (4.11m x 2.82m)

With PVCu double glazed window to the rear. Radiator. Ceiling cornice.

BEDROOM 3

10'6" x 9'9" (3.20m x 2.97m)

With PVCu double glazed windows to the front and side. Radiator. Ceiling cornice.

BATHROOM

9'9" x 5'5" (2.97m x 1.65m)

Fitted with a modern white suite with chrome fittings comprising panelled bath with electric shower, separate tiled shower cubicle, vanity wash basin and WC. Chrome heated towel rail. Two opaque PVCu double glazed windows to the rear. Extractor fan. Tiled walls and floor.

OUTSIDE

To the front of the property the block paved drive provides off road parking and has gated access to the side. To the rear is an Indian stone patio seating area with delightful lawned gardens beyond. The rear gardens also incorporate the garage with brick built store beyond and there is a separate bar area.

SERVICES

All main services are connected.

POSSESSION

Vacant possession upon completion.

COUNCIL TAX

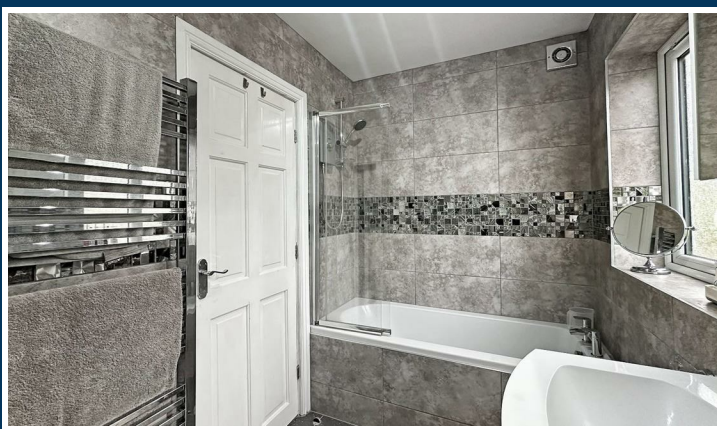
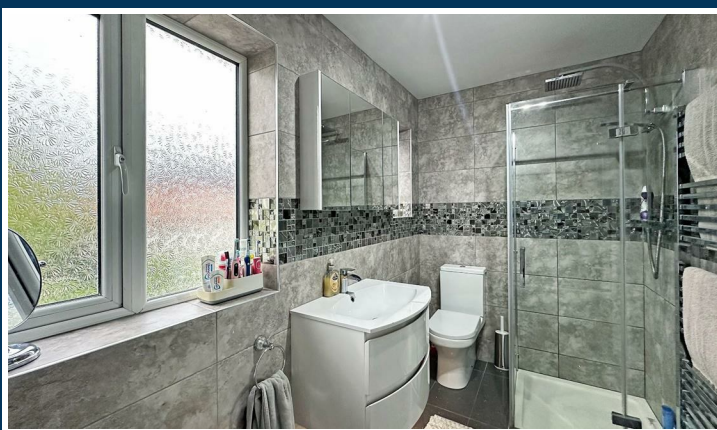
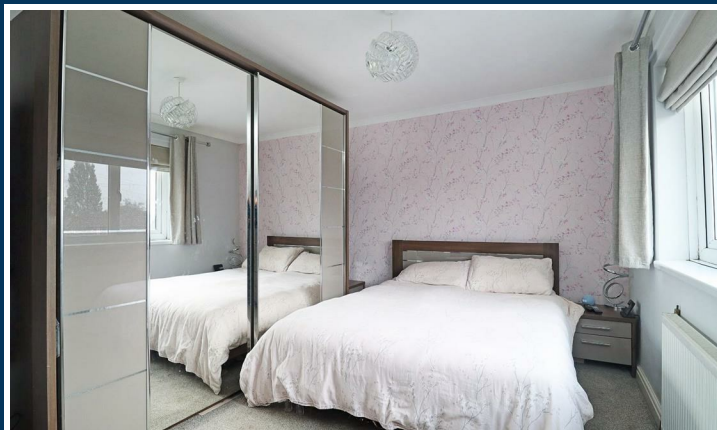
Manchester Band "A"

TENURE

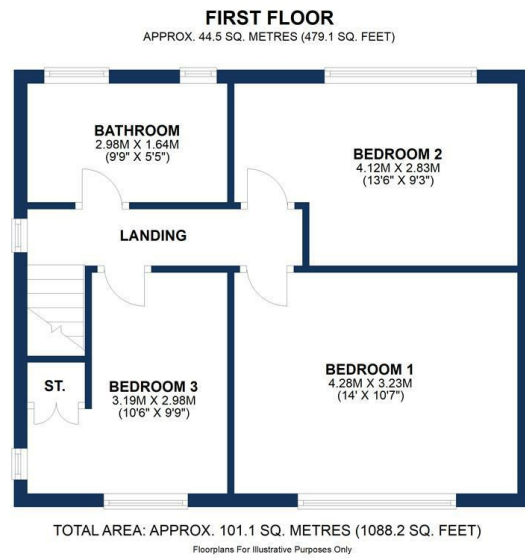
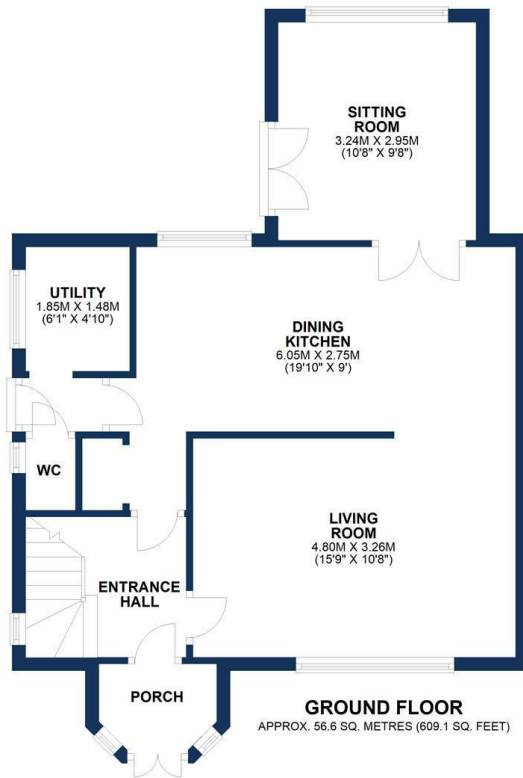
We are informed the property is Freehold. This should be verified by your Solicitor.

NOTE

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



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