



63 TOTTENHAM DRIVE | MANCHESTER

OFFERS OVER £250,000

\*\*\*NO ONWARD CHAIN\*\*\* A superbly proportioned semi detached family home in a popular residential location requiring cosmetic updating but representing a great opportunity to re-model to individual taste. The accommodation briefly comprises entrance vestibule, front sitting room, full width dining kitchen with access to the rear gardens, three well proportioned bedrooms and bathroom/WC. Off road parking within the driveway and gated access to the rear. To the rear is a patio seating area with lawned gardens beyond. Viewing is essential to appreciate the potential on offer.



**POSTCODE: M23 9WH**

## DESCRIPTION

This attractive semi detached family home has an enviable position within this popular residential location. The accommodation is well proportioned throughout although in need of some cosmetic updating representing a superb opportunity to re-model to individual taste.

The accommodation is approached via an entrance vestibule which leads onto the large sitting room to the front whilst to the rear is a full width dining kitchen with access to a pantry cupboard and door to the south facing rear gardens. To the first floor there are three well proportioned bedrooms serviced by the bathroom/WC. To the front of the property the drive provides off road parking and there is gated access to the rear garden. The rear gardens incorporate a patio seating area with delightful lawns beyond all benefitting from a southerly aspect to enjoy the sun all day.

The location is ideal being approximately 1 mile distant from the shopping centre of Timperley village where there are good transport services into the market town of Altrincham. The position is ideally suited for access to the surrounding network of motorway. An appointment to view is highly recommended to appreciate the potential on offer.

## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE VESTIBULE

Hardwood front door. Laminate flooring. Telephone point. Meter cupboard.

#### SITTING ROOM

**15'8" x 14'6" (4.78m x 4.42m)**

With a focal point of an electric fireplace and tiled hearth. PVCu double glazed window to the front. Laminate flooring. Telephone point, Television aerial point. Ceiling cornice. Stairs to first floor. Understairs storage cupboard.

#### DINING KITCHEN

**14'6" x 8'2" (4.42m x 2.49m)**

With a range of wall and base units. Stainless steel sink unit with drainer. Space for all appliances. Wall mounted heater. PVCu double glazed windows to the rear plus glass panelled door providing access to the south facing garden. Access to pantry cupboard.

### FIRST FLOOR

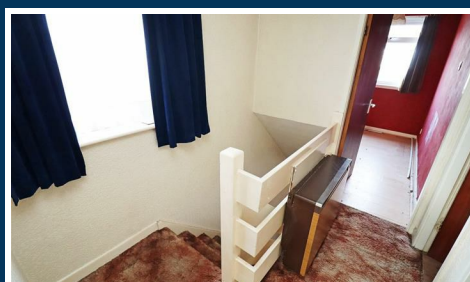
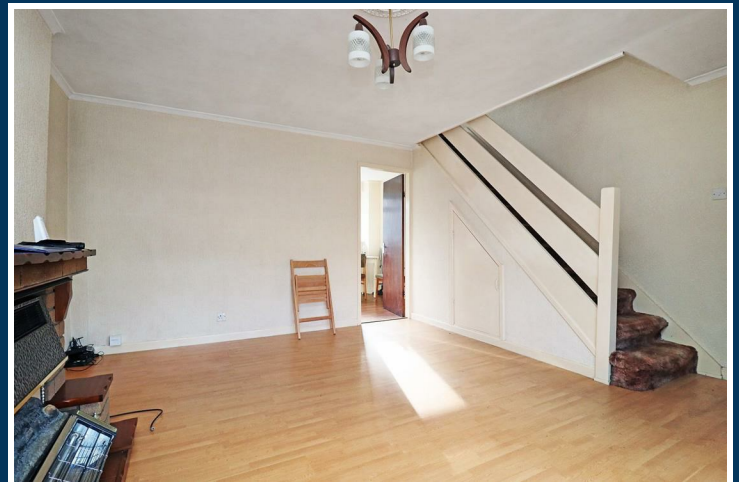
#### LANDING

PVCu double glazed window to the side. Loft access hatch. Electric heater.

#### BEDROOM 1

**14'1" x 8'3" (4.29m x 2.51m)**

PVCu double glazed window to the front. Laminate flooring.



## BEDROOM 2

10'3" x 8'3" (3.12m x 2.51m)

PVCu double glazed window overlooking the south facing rear garden.

## BEDROOM 3

10'5" x 6'1" (3.18m x 1.85m)

PVCu double glazed window to the front. Laminate flooring.

## BATHROOM

6'2" x 6'1" (1.88m x 1.85m)

With a suite comprising bath, wash hand basin and WC. Opaque PVCu double glazed window to the rear. Tiled walls.

## OUTSIDE

To the front of the property the driveway provides off road parking and has adjacent lawned gardens. There is gated access to the rear. To the rear the gardens incorporate a patio seating area with delightful lawns beyond all benefitting from a southerly aspect to enjoy the sun all day.

## SERVICES

All main services are connected.

## POSSESSION

Vacant possession upon completion.

## COUNCIL TAX

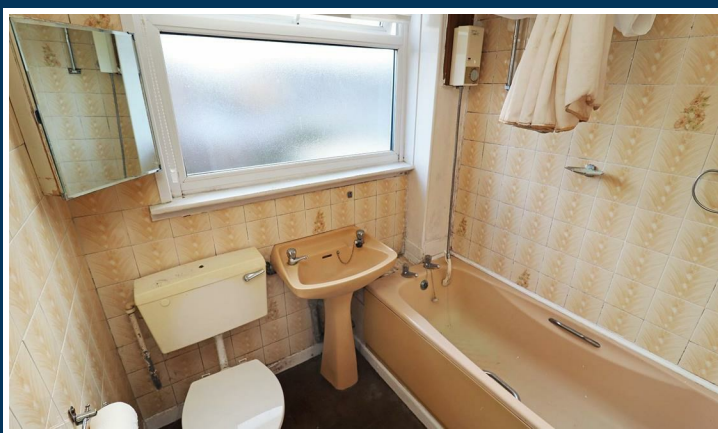
Manchester Band "B"

## 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.

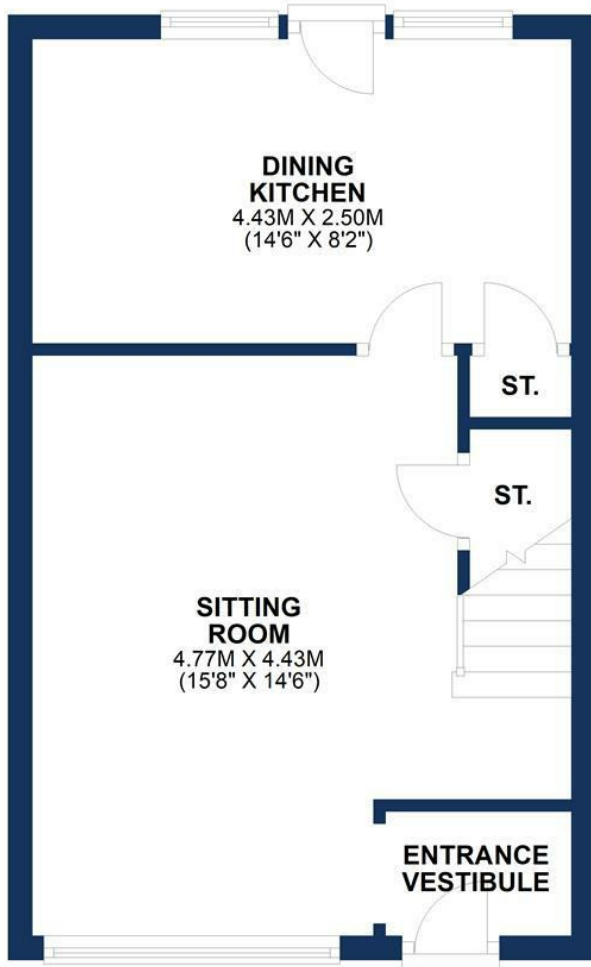


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## GROUND FLOOR

APPROX. 32.6 SQ. METRES (351.3 SQ. FEET)



## FIRST FLOOR

APPROX. 32.6 SQ. METRES (351.3 SQ. FEET)



TOTAL AREA: APPROX. 65.3 SQ. METRES (702.6 SQ. FEET)

Floorplans For Illustrative Purposes Only



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