



## 16 INGLESHAM CLOSE | BAGULEY

£275,000

\*\*\*NO ONWARD CHAIN\*\*\* A superbly proportioned end mews property occupying an enviable position at the head of a quiet cul-de-sac. The accommodation briefly comprises entrance hall, sitting room, dining kitchen with access to the rear gardens, three bedrooms and bathroom/WC. Off road parking within the driveway whilst to the rear the gardens incorporate a patio seating area with lawns beyond benefitting from a Westerly aspect to enjoy the afternoon and evening sun.



**POSTCODE: M23 1LQ**

## DESCRIPTION

A superbly presented and proportioned modern end mews property in a popular residential location occupying an enviable position at the head of the cul-de-sac.

The accommodation is approached via a welcoming entrance hall which leads onto a superbly proportioned front sitting room whilst to the rear there is a full width dining kitchen fitted with a comprehensive range of units and with double doors leading onto the rear gardens. To the first there are three well proportioned bedrooms and bathroom/WC.

To the front of the property there is a lawned garden with adjacent tarmac driveway providing ample off road parking. There is also gated access to the rear. The gardens to the rear can be approached via the dining kitchen and feature a flagged patio seating area with superb lawned gardens beyond with fenced borders. The rear gardens benefit from a Westerly aspect to enjoy the afternoon and evening sun.

Gas fired central heating has been installed together with PVCu double glazing.

A superbly proportioned home that needs to be seen to be appreciated.

## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE HALL

Glass panelled composite front door. Laminate wood flooring. Radiator. Stairs to first floor.

#### SITTING ROOM

**15'8" x 10'9" (4.78m x 3.28m)**

A focal point of a living flame gas fire with marble effect insert and hearth. PVCu double glazed windows to the front and side. Laminate wood flooring. Understairs storage cupboard. Radiator.

#### DINING KITCHEN

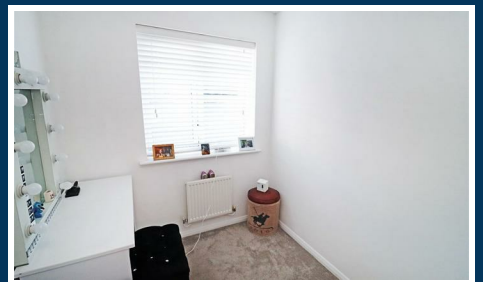
**15'82 x 9'4" (4.57m x 2.84m)**

Fitted with a comprehensive range of grey coloured wall and base units with work surfaces over incorporating a stainless steel sink unit with drainer. Integrated oven/grill plus four ring gas hob with extractor hood over. Space for fridge/freezer and plumbing for washing machine. Ample space for dining suite. PVCu double glazed windows to the side and rear. PVCu double glazed double doors to the rear gardens. Radiator. Tiled splashback.

### FIRST FLOOR

#### LANDING

Loft access hatch. Airing cupboard housing hot water cylinder.



## BEDROOM ONE

14'4" x 11'3" (4.37m x 3.43m)

Two PVCu double glazed windows to the side. Fitted wardrobe. Radiator. Telephone point.

## BEDROOM TWO

9'4" x 9'0" (2.84m x 2.74m)

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

## BEDROOM THREE

8'0" x 6'5" (2.44m x 1.96m)

PVCu double glazed window to the front. Radiator.

## BATHROOM

8'6" x 6'2" (2.59m x 1.88m)

Fitted with a white suite with chrome fittings comprising bath with electric shower over, pedestal wash basin and WC. Opaque PVCu double glazed window to the rear. ½ tiled walls. Extractor fan. Radiator.

## OUTSIDE

To the front of the property there is a lawned garden with adjacent tarmac driveway providing ample off road parking. There is also gated access to the rear. The gardens to the rear can be approached via the dining kitchen and feature a flagged patio seating area with superb lawned gardens beyond with fenced borders. The rear gardens benefit from a Westerly aspect to enjoy the afternoon and evening sun.

## SERVICES

All mains services are connected.

## POSSESSION

Vacant possession upon completion.

## COUNCIL TAX

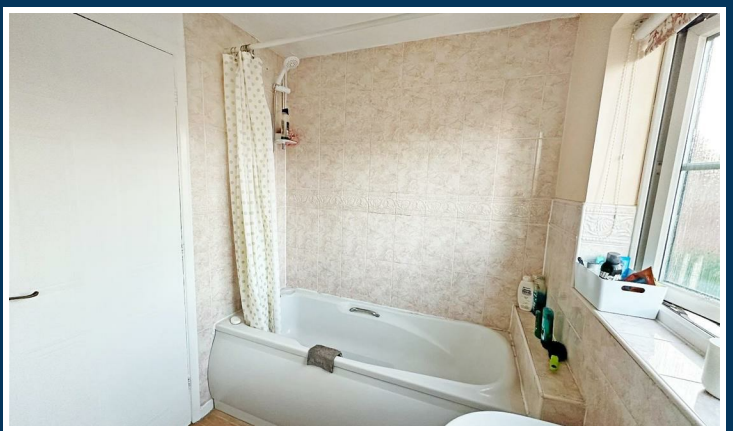
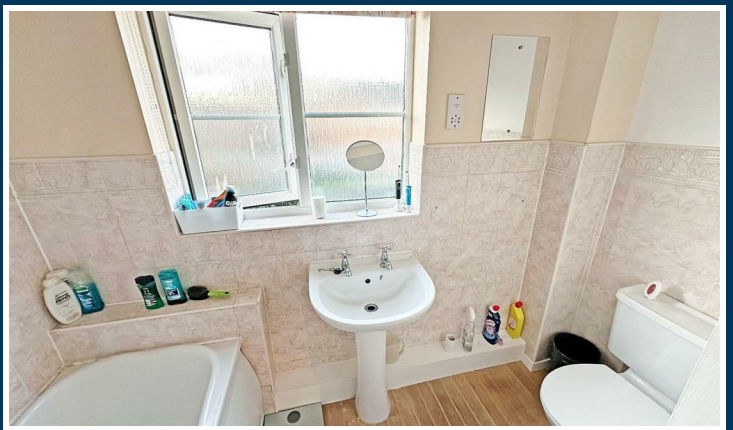
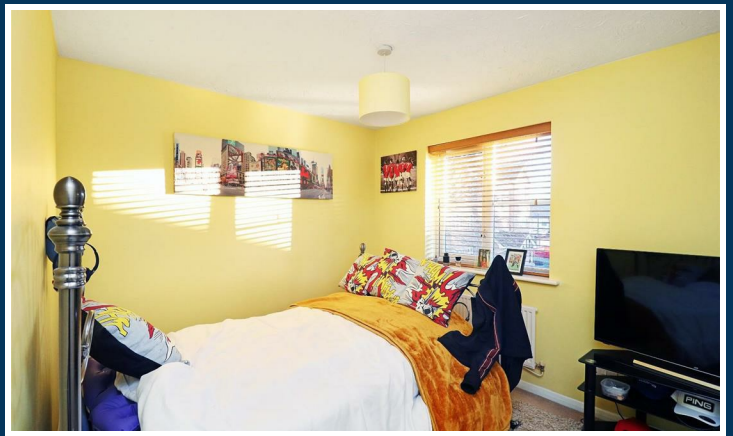
Manchester City Council Band C

## 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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## GROUND FLOOR

APPROX. 34.2 SQ. METRES (368.4 SQ. FEET)



## FIRST FLOOR

APPROX. 34.2 SQ. METRES (367.9 SQ. FEET)



TOTAL AREA: APPROX. 68.4 SQ. METRES (736.2 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