



## SEPTEMBER COTTAGE 84 SHADY LANE | BAGULEY

OFFERS OVER £250,000

A beautiful, charming semi detached cottage presented to an exceptional standard where viewing is essential to appreciate the accommodation on offer. The accommodation briefly comprises entrance vestibule, front living room, fitted kitchen, open plan lounge/dining room with utility off & doors to the beautiful rear gardens, double bedroom & large bathroom to the first floor. Planning permission has previously been granted for a first floor extension. To the front of the property the driveway provides off road parking & charging point. The rear gardens incorporate beautiful lawned gardens and patio seating area benefitting from a westerly aspect.

POSTCODE: M23 9NN

## DESCRIPTION

A beautiful and charming semi detached cottage in a sought after location where viewing is essential to appreciate the accommodation on offer complimented by the beautiful gardens to the rear.

The entrance vestibule leads onto the front living room with a focal point of a wood burning stove with decorative tiled insert and stripped floorboards. Off the living room is a fitted kitchen with access to a large understairs storage cupboard and also with the staircase to the first floor. Beyond the kitchen is an impressive open plan lounge dining room with double doors onto the rear patio seating area with lawned gardens beyond. Off this rear reception area there is also a separate utility room. To the first floor the accommodation has been adapted to suit our clients with one double bedroom and a large bathroom/WC. The accommodation could easily be converted to a two bedroom property to meet any prospective purchasers requirements and planning permission has previously been granted to this effect. Plans are available on Manchester City Councils website and the reference number is 130199/FH/2021

To the front of the property the driveway provides off road parking and there is gated access to the rear. There is also the added benefit of a Podpoint EV charger. To the rear there is a large flagged patio seating area with timber pergola and gravel seating area with lawned gardens beyond with well tended flowerbeds and fence boundaries. The rear gardens benefit from a high degree of privacy and a westerly aspect to enjoy the afternoon and evening sun.

The location is ideal being within easy reach of Timperley Village centre with its full range of amenities. Moor Road Metrolink station is 0.7 miles distant providing a commuter service into Manchester. The property is also well placed for access to the surrounding network of motorways.

## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE HALL

Hardwood front door. Opaque PVCu double glazed window to the front.

#### LIVING ROOM

13'2" x 11'11" (4.01 x 3.63)

With a focal point of a wood burning stove with decorative tiled insert. Stripped floorboards. PVCu double glazed window to the front. Television aerial point. Telephone point. Picture rail.

#### KITCHEN

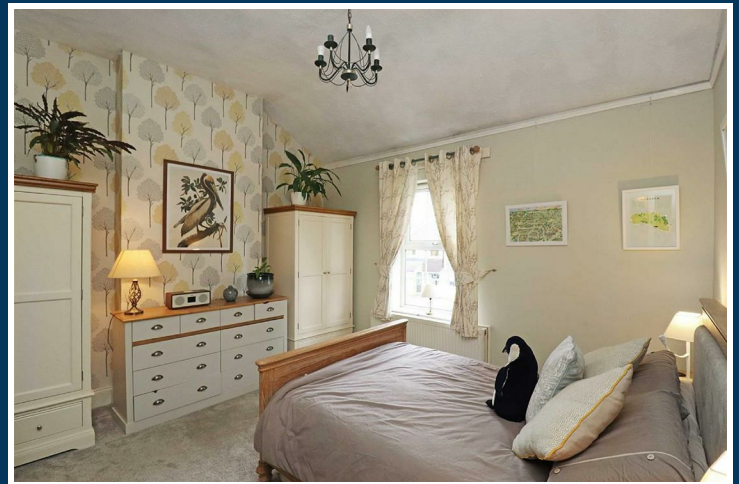
10'3" x 9'3" (3.12 x 2.82)

With a comprehensive range of wall and base units with heat resistant work surfaces over incorporating a 1 1/2 bowl sink unit with drainer. Integrated fridge freezer. Space for Range oven (although could be included subject to separate negotiation). Slimline dishwasher. PVCu double glazed window to the side. Tiled splashback. Understairs storage cupboard. Stairs to first floor. Stone flagged floor.

#### OPEN PLAN LOUNGE DINING ROOM

17'3" x 9'6" (5.26 x 2.90)

With natural wood flooring throughout. PVCu double glazed double doors provide access onto the rear garden. PVCu double glazed window to the side. Radiator. Television aerial point. Picture rail. Radiator.



## UTILITY

10'8" x 6'7" maximum measurements (3.25 x 2.01 maximum measurements)

With work surface. Plumbing for washing machine. Space for dryer.

## FIRST FLOOR

## LANDING

## BEDROOM I

13'2" x 11'11" (4.01 x 3.63)

PVCu double glazed window to the front. Wood flooring. Radiator. Television aerial point. Picture rail.

## BATHROOM

10'3" x 9'7" (3.12 x 2.92)

With a suite comprising free standing roll top slipper bath, corner tiled shower cubicle, low level WC and pedestal wash hand basin. Half panelled walls. Wood flooring. Radiator. PVCu double glazed window to the rear. Picture rail.

## OUTSIDE

To the front of the property the driveway provides off road parking and gated access continues to the rear. There is also a power point and EV charging point to the front.

To the rear is a flagged patio seating area accessed via the rear reception room with a seating area beyond. There are delightful lawned gardens with well tended flowerbeds and a firepit towards the back of the garden. Water feed. Electric power point. Security lighting to front, side and rear. Purpose built barbecue. Two storage sheds.

## SERVICES

All main services are connected.

## POSSESSION

Vacant possession upon completion.

## COUNCIL TAX

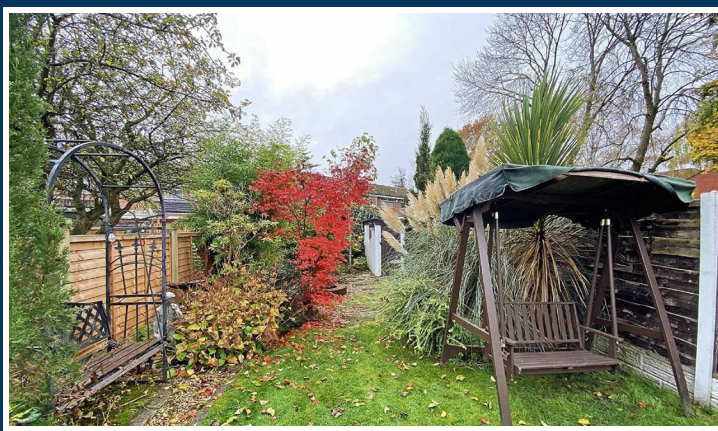
Manchester Band B.

## TENURE

To be confirmed.

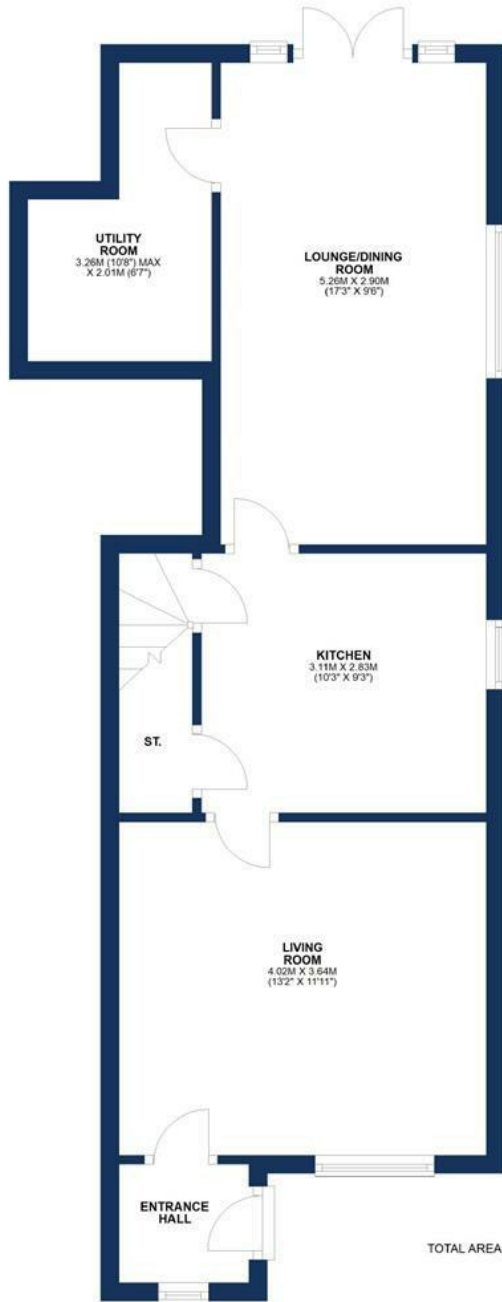
## NOTE

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. 49.3 SQ. METRES (531.1 SQ. FEET)



**FIRST FLOOR**  
APPROX. 26.7 SQ. METRES (287.2 SQ. FEET)



TOTAL AREA: APPROX. 76.0 SQ. METRES (818.3 SQ. FEET)  
Floorplans For Illustrative Purposes Only



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