



6 AMBERWOOD DRIVE | BAGULEY

OFFERS OVER £250,000

A beautifully presented mid terraced family home in a sought after location. The accommodation is approached via a welcoming entrance vestibule which leads onto the front sitting room and the ground floor accommodation is completed by the full width dining kitchen to the rear with access to a large conservatory with paved gardens beyond. To the first floor there are three bedrooms and bathroom/WC fitted with a contemporary white suite with chrome fittings. Viewing is highly recommended to appreciate the standard of presentation on offer.

POSTCODE: M23 9ND

DESCRIPTION

This attractive mid terrace family home lies within a popular residential locality approximately 1 mile from the shopping centre of Timperley village. There are good transport services into the market town of Altrincham and ideally situated for access to the surrounding network of motorways and access to Manchester city centre via the Metrolink.

The accommodation is approached via an enclosed entrance vestibule which leads onto a large front sitting room which in turn leads onto a full width fitted dining kitchen with sliding PVCu double glazed doors to the conservatory. The large conservatory has double doors leading onto the rear gardens which are paved for easy maintenance and have a door to the garage. To the first floor there are three bedrooms and modern family bathroom/WC.

Externally to the front of the property is a paved footpath flanked by gardens laid with artificial grass. To the rear and accessed via the conservatory there is a paved patio seating area with door to the garage which is located in the block to the rear of the property.

A beautifully presented and well maintained family home and viewing is highly recommended.

ACCOMMODATION

GROUND FLOOR

ENTRANCE VESTIBULE

PVCu double glazed front door in matching opaque side screens. Laminate wood flooring.

SITTING ROOM

16'0" x 14'6" (4.88m x 4.42m)

With a focal point of an electric fireplace. PVCu double glazed window to the front. Television aerial point. Telephone point. Spindle balustrade staircase to first floor. Under stairs storage cupboard. Radiator.

DINING KITCHEN

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

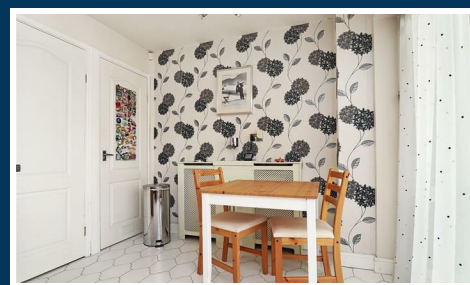
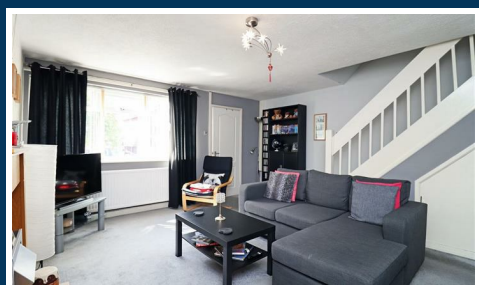
Fitted with a range of natural wood fronted units with work surface over incorporating 1 1/2 bowl stainless steel sink unit with drainer. Integrated double oven/grill plus 4 ring gas hob with extractor hood over. Integrated dishwasher, fridge and freezer. Plumbing for washing machine. Access to large under stairs storage cupboard. Tiled splashback. Tiled floor. PVCu double glazed window to the rear. Sliding PVCu double glazed doors to:

CONSERVATORY

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

PVCu double glazed double doors to the rear garden. Tiled floor. Radiator. Television aerial point.

FIRST FLOOR



LANDING

Loft access hatch.

BEDROOM 1

14'8" x 8'1" (4.47m x 2.46m)

PVCu double glazed window. Radiator.

BEDROOM 2

10'1" x 8'1" (3.07m x 2.46m)

PVCu double glazed window to the rear. Radiator.

BEDROOM 3

10'7" x 6'1" (3.23m x 1.85m)

PVCu double glazed window to the front. Airing cupboard housing the combination gas central heating boiler. Radiator.

BATHROOM

6'3" x 6'1" (1.91m x 1.85m)

Fitted with a contemporary white suite with chrome fittings comprising panelled bath with mains shower over, vanity wash basin and WC. Opaque PVCu double glazed window to the rear. Recessed low voltage lighting. Chrome heated towel rail. Part tiled walls.

OUTSIDE

GARAGE

Up and over door.

To the front of the property is a paved footpath flanked by artificial lawned gardens. Immediately to the rear is patio seating area with door to the garage.

SERVICES

All main services are connected.

POSSESSION

Vacant possession upon completion.

COUNCIL TAX

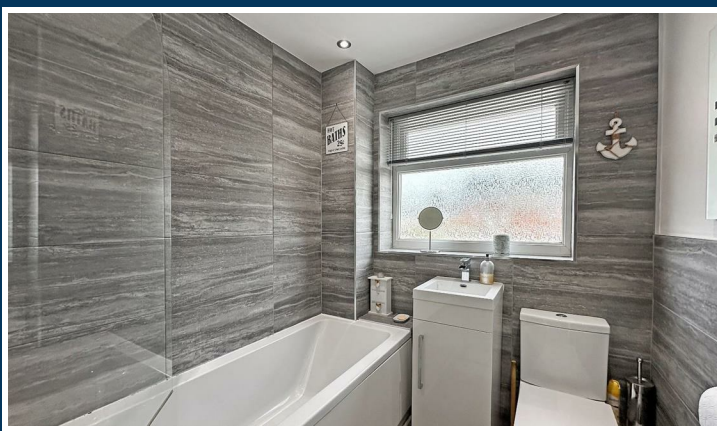
Manchester Band "B"

TENURE

We are informed the property is held on a Leasehold basis for the residue of a 999 year term commencing 21/07/1972 and subject to a Ground Rent of £26.00 per annum. This should be verified by your Solicitor.

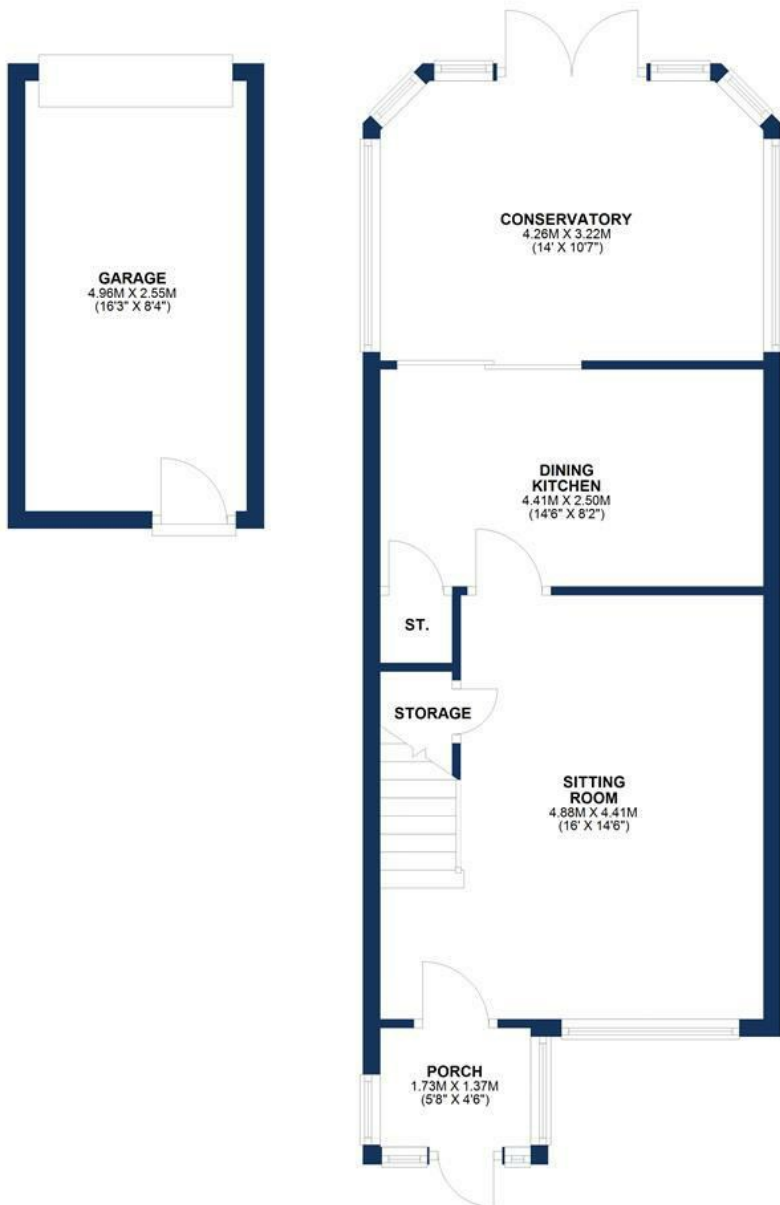
NOTE

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

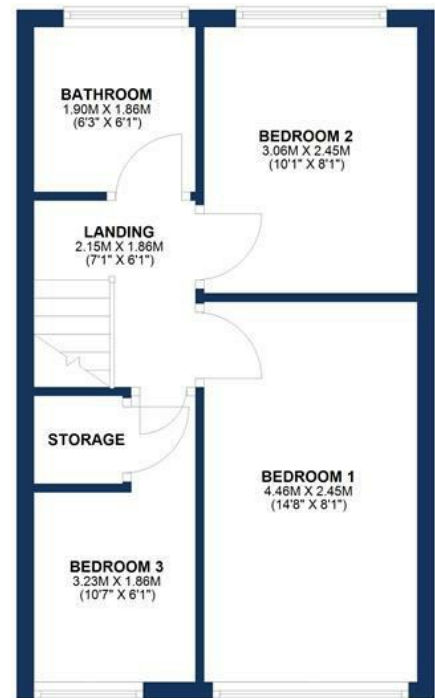


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GROUND FLOOR
APPROX. 62.5 SQ. METRES (673.3 SQ. FEET)



FIRST FLOOR
APPROX. 33.3 SQ. METRES (358.2 SQ. FEET)



TOTAL AREA: APPROX. 95.8 SQ. METRES (1031.5 SQ. FEET)

Floorplan for illustrative purposes only



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