



## 68 TOTTENHAM DRIVE | BAGULEY

£325,000

This superb semi detached family home has been modernised in recent years to create beautifully presented accommodation that needs to be seen to be appreciated. The accommodation briefly comprises enclosed porch, front sitting room, rear dining room with adjacent fitted kitchen both of which have access to the rear garden and the ground floor accommodation is completed by the cloakroom/WC. To the first floor there are three well proportioned bedrooms serviced by the contemporary shower room/WC. To the front of the property the driveway provides off road parking and benefits from an adjacent lawned garden and gated access to the rear. To the rear the gardens are paved for easy maintenance and enjoy a high degree of privacy. Viewing is highly recommended to appreciate the standard of accommodation on offer.



**POSTCODE: M23 9WZ**

## DESCRIPTION

This attractive semi detached family home has been modernised in recent years to create superbly presented and proportioned living space which needs to be seen to be appreciated.

The accommodation is approached via an enclosed porch which leads onto the front sitting room. The sitting room has a focal point of a living flame gas fire and there are stairs to the first floor and also wide glass panelled opening to the kitchen. The kitchen is fitted with a modern range of white high gloss units with contrasting black work surfaces and offers a full range of integrated appliances. From the kitchen there is access to an adjacent dining room which leads onto the gardens at the rear. The ground floor accommodation is completed by the cloakroom/WC.

To the first floor there are three excellent bedrooms serviced by the shower room/WC fitted with a contemporary suite.

To the front of the property the driveway provides off road parking and gated access then leads to the rear. The rear gardens are paved for easy maintenance and enjoy a high degree of privacy.

The location is approximately one mile distant from the shopping centre of Timperley village and there are good transport services into the market town of Altrincham. The position is ideally suited for access to the surrounding motorway network.

An appointment to view is highly recommended.

## ACCOMMODATION

### GROUND FLOOR

#### ENCLOSED PORCH

PVCu double glazed front door with matching opaque side screen. Composite door to:

#### SITTING ROOM

**15'7" x 14'7" (4.75m x 4.45m)**

Focal point of a living flame gas fire. PVCu double glazed bay window to the front. Natural wood flooring. Ceiling cornice. Radiator. Recessed low voltage lighting. Fitted storage cupboard. Television aerial point. Telephone point. Spindle balustrade staircase to first floor. Wide glass panelled opening to:

#### KITCHEN

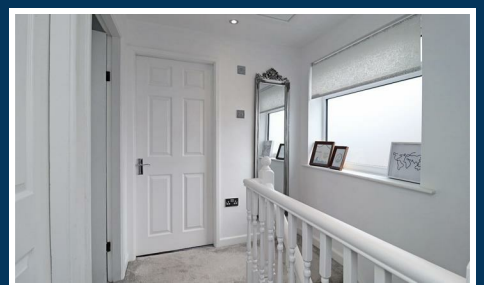
**12'5" x 7'5" (3.78m x 2.26m)**

Fitted with a range of white high gloss units with contrasting black work surface incorporating sink unit with drainer. Integrated oven/grill plus four ring gas hob with stainless steel extractor hood. Integrated fridge freezer, washing machine and dishwasher. PVCu double glazed door and window to the side. Recessed low voltage lighting. Tiled floor. Radiator. Ceiling cornice. Access to:

#### DINING ROOM

**15'0" x 6'9" (4.57m x 2.06m)**

PVCu double glazed sliding doors to the rear gardens. Cornice. Radiator. Recessed low voltage lighting. Natural wood flooring.





## CLOAKROOM

Fitted with a WC/wash hand basin. Half tiled walls. Tiled floor. PVCu double glazed window to the rear. Electric radiator. Ceiling cornice. Recessed low voltage lighting.

## FIRST FLOOR

### LANDING

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

### BEDROOM ONE

14'0" x 8'2" (4.27m x 2.49m)

PVCu double glazed window to the front with plantation shutters. Fitted wardrobe. Television aerial point. Cornice. Radiator. Recessed low voltage lighting.

### BEDROOM TWO

10'0" x 8'2" (3.05m x 2.49m)

PVCu double glazed window to the rear. Radiator. Recessed low voltage lighting.

### BEDROOM THREE

11'0" x 6'2" (3.35m x 1.88m)

PVCu double glazed window to the front with plantation shutters. Natural wood flooring. Airing cupboard housing Worcester combination gas central heating boiler. Radiator.

## BATHROOM

6'0" x 5'11" (1.83m x 1.80m)

With a contemporary suite comprising tiled shower cubicle, vanity wash basin and WC. Tiled walls. Recessed low voltage lighting. Extractor fan. Opaque PVCu double glazed window to the rear. Chrome heated towel rail.

## OUTSIDE

To the front of the property the driveway provides off road parking and has adjacent lawned garden and gated access to the rear. The rear gardens are paved for easy maintenance and enjoy a high degree of privacy.

## SERVICES

## POSSESSION

Vacant possession upon completion.

## COUNCIL TAX

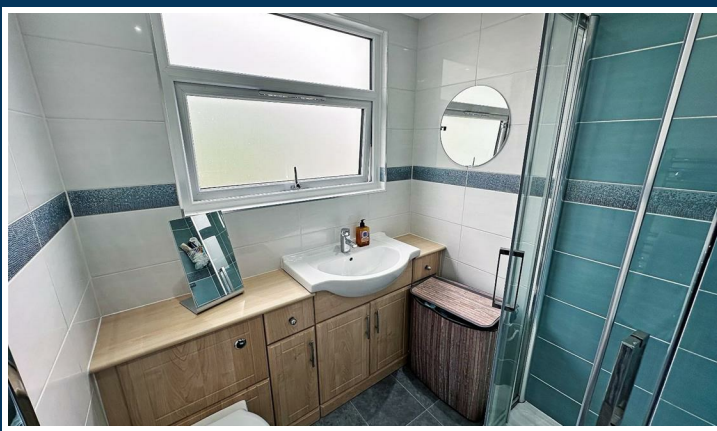
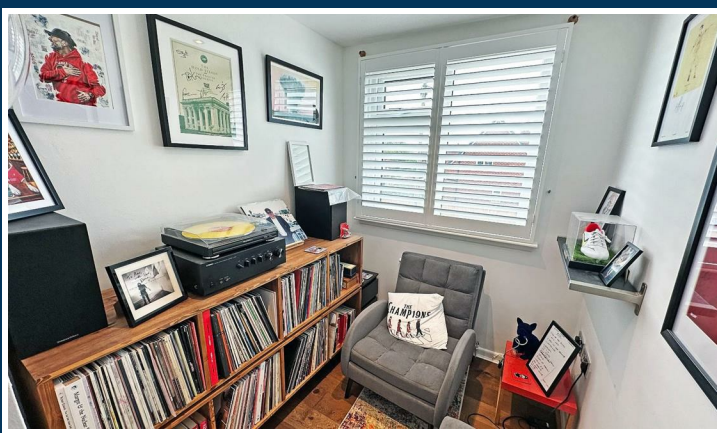
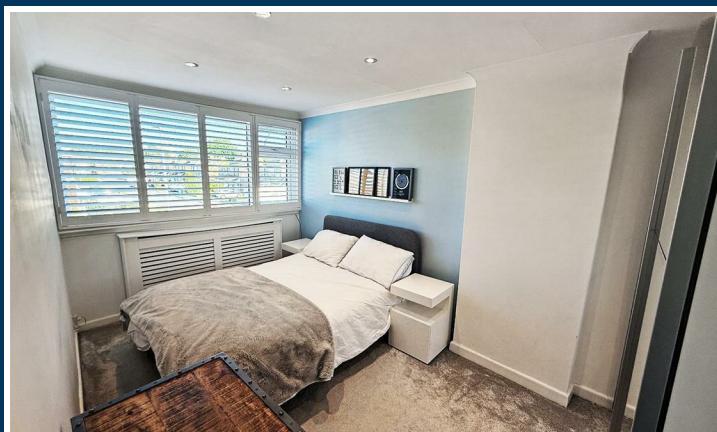
Manchester City Council Band B

## TENURE

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

## NOTE

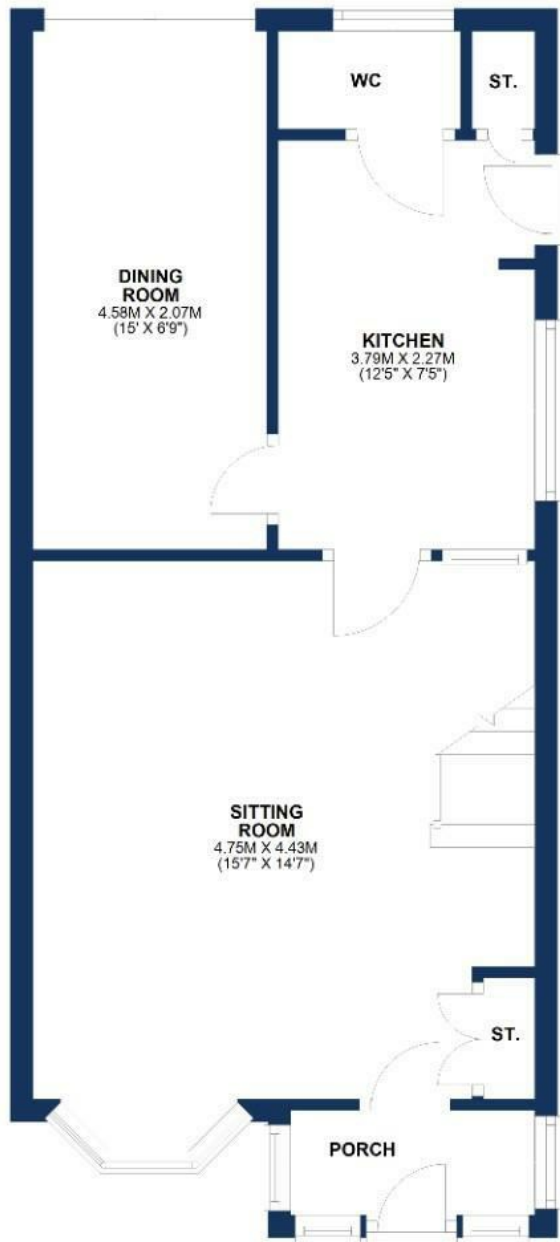
No appliances, fixtures and fittings have been inspected and purchasers are recommended to obtain their own independent advice.



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## GROUND FLOOR

APPROX. 44.2 SQ. METRES (475.6 SQ. FEET)



## FIRST FLOOR

APPROX. 32.5 SQ. METRES (349.5 SQ. FEET)



TOTAL AREA: APPROX. 76.7 SQ. METRES (825.1 SQ. FEET)

Floorplan for illustrative purposes only



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